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The Corporation of the City of Hamilton

BY-LAW NO. 00- 174

To Adopt:

Official Plan Amendment No. 168

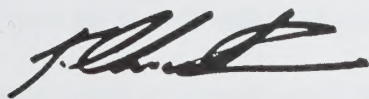
Respecting:

**LANDS LOCATED EAST OF LAKE AVENUE NORTH AND  
SOUTH OF STRAWBERRY DRIVE  
RIVERDALE EAST NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 168 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this 10<sup>th</sup> day of October A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR

(2000) 15 R.P.D.C., September 26  
Hi-Tech Banking Facilities Incorporated, Owner  
OPA-168





## **Amendment No. 168**

**to the**

### **City of Hamilton Official Plan**

The following text together with Schedule "A" – Land Use Concept, and Schedule "B" – Special Policy Areas, attached hereto, constitutes Official Plan Amendment No. 168.

#### **Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Commercial", and to establish "Special Policy Area 85" for lands located east of Lake Avenue North and south of Strawberry Drive, to permit use of the lands only for a parking lot in conjunction with adjacent commercial uses.

#### **Location:**

The lands affected by this Amendment are located east of Lake Avenue North and south of Strawberry Drive.

#### **Basis:**

The basis for permitting the proposed parking lot for the adjacent commercial use is as follows:

- 1) The proposal implements the approved Riverdale East Neighbourhood Plan, which designates the subject lands "Commercial";
- 2) The proposal represents infill development on an irregularly shaped parcel of land, which would not be feasible for independent development;
- 3) Access onto Strawberry Drive and Lake Avenue North will not be permitted for that portion of the subject lands located within the City of Hamilton; and,
- 4) The proposal is compatible with the surrounding land use pattern.

#### **Actual Changes:**

- 1) Schedule "A" – Land Use Concept – be revised by redesignating the subject lands, located east of Lake Avenue North and south of Strawberry Drive, from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment;
- 2) Schedule "B" – Special Policy Areas – be revised by adding the subject lands as



# Mathematics

Page 1

## Mathematics

Mathematics is a branch of science that deals with the study of numbers, shapes, and patterns.

It is a fundamental part of many other sciences and is used in many practical applications.

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Special Policy Area 85, as shown on the attached Schedule "B" of this Amendment; and,

- 3) The following new policy be added to Subsection A.2.9.3 – Other Policy Areas as Policy A.2.9.3.80 :

"Notwithstanding the permitted uses set out in Subsection A.2.2 – Commercial Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 85, and located east of Lake Avenue North and south of Strawberry Drive, only a parking lot in conjunction with a commercial use located on the adjoining lands at 917-931 Queenston Road in the City of Stoney Creek shall be permitted."

**Implementation:**

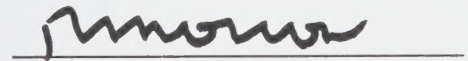
A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 00-174 , passed on the 10<sup>th</sup> day of <sup>October</sup>, 2000.

**The Corporation of the  
City of Hamilton**



Acting Municipal Clerk



Mayor



1. The first part of the document is a letter from the President of the United States to the Congress, dated September 17, 1787.

2. The second part is a report from the President to the Congress, dated September 17, 1787.

3. The third part is a report from the President to the Congress, dated September 17, 1787.

4. The fourth part is a report from the President to the Congress, dated September 17, 1787.

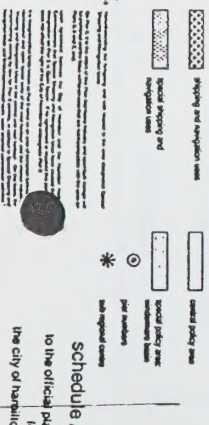
5. The fifth part is a report from the President to the Congress, dated September 17, 1787.

6. The sixth part is a report from the President to the Congress, dated September 17, 1787.

7. The seventh part is a report from the President to the Congress, dated September 17, 1787.



|                                    |           |                    |
|------------------------------------|-----------|--------------------|
| Proposed Changes:                  |           |                    |
| From "Residential" to "Commercial" |           |                    |
| Date                               | Drawn By  | Reference File no. |
| SEPT., 2000                        | L. McHale | OPA 168            |



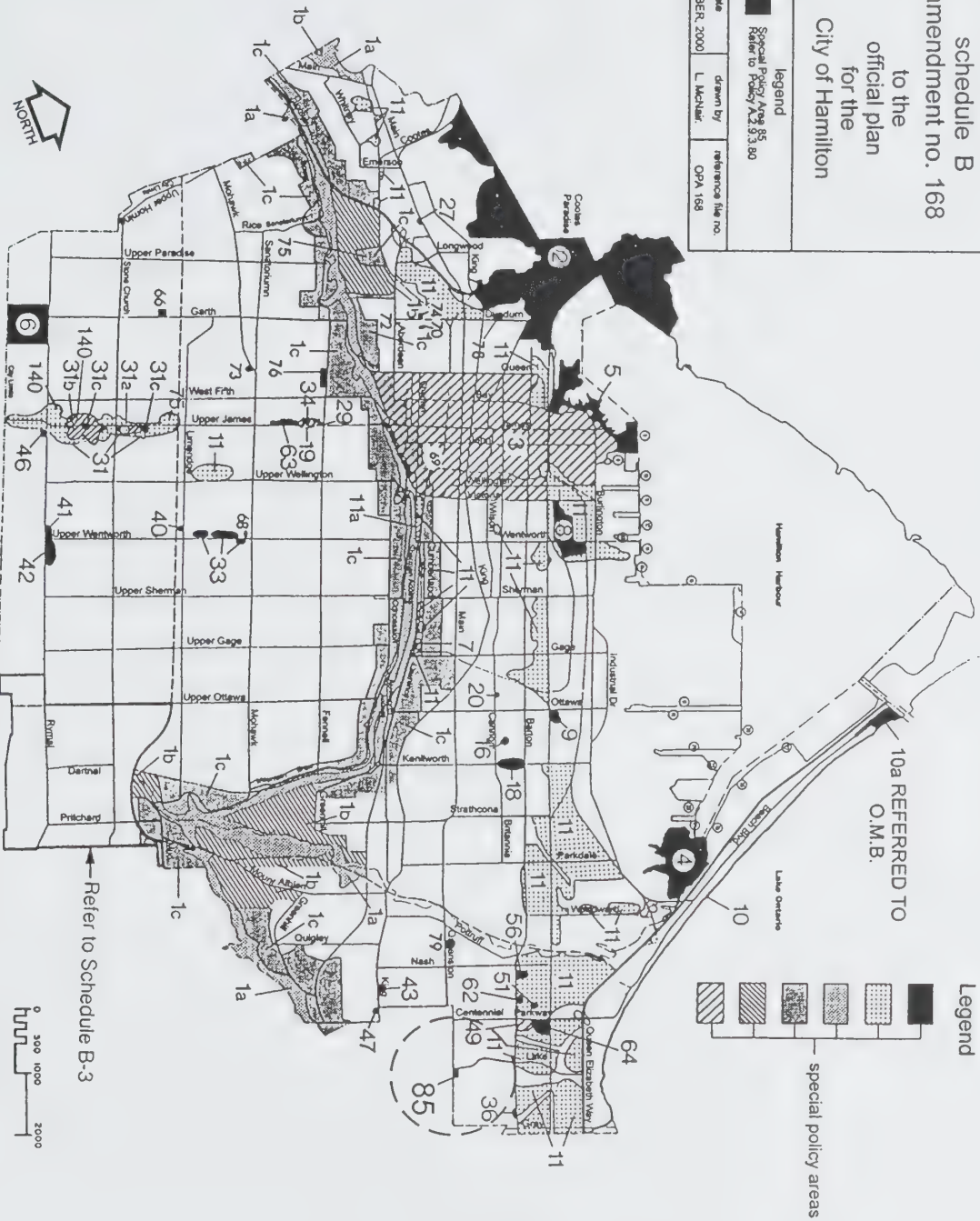




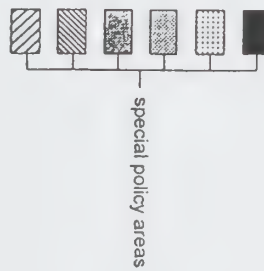


# schedule B amendment no. 168 to the official plan for the City of Hamilton

|                |             |                    |
|----------------|-------------|--------------------|
| date           | drawn by    | reference file no. |
| SEPTEMBER 2000 | L. McArthur | OPA 168            |



## Legend



## special policy areas

| AREA  | REFER TO | AREA | REFER TO |
|-------|----------|------|----------|
| 1(a)  | A2.9.1   | 62   | A2.9.17  |
| 1(b)  | A2.9.1   | 63   | A2.9.18  |
| 1(c)  | A2.9.1   | 64   | A2.9.19  |
| 2     | A2.9.2   | 65   | A2.9.20  |
| 3     | A2.9.3   | 66   | A2.9.21  |
| 4     | A2.9.4   | 67   | A2.9.22  |
| 5     | A2.9.5   | 68   | A2.9.23  |
| 6     | A2.9.6   | 69   | A2.9.24  |
| 7     | A2.9.7   | 70   | A2.9.25  |
| 8     | A2.9.8   | 71   | A2.9.26  |
| 9     | A2.9.9   | 72   | A2.9.27  |
| 10    | A2.9.10  | 73   | A2.9.28  |
| 11    | A2.9.11  | 74   | A2.9.29  |
| 11(a) | A2.9.12  | 75   | A2.9.30  |
| 12    | A2.9.13  | 76   | A2.9.31  |
| 13    | A2.9.14  | 77   | A2.9.32  |
| 14    | A2.9.15  | 78   | A2.9.33  |
| 15    | A2.9.16  | 79   | A2.9.34  |
| 16    | A2.9.17  | 80   | A2.9.35  |
| 17    | A2.9.18  | 81   | A2.9.36  |
| 18    | A2.9.19  | 82   | A2.9.37  |
| 19    | A2.9.20  | 83   | A2.9.38  |
| 20    | A2.9.21  |      |          |
| 21    | A2.9.22  |      |          |
| 22    | A2.9.23  |      |          |
| 23    | A2.9.24  |      |          |
| 24    | A2.9.25  |      |          |
| 25    | A2.9.26  |      |          |
| 26    | A2.9.27  |      |          |
| 27    | A2.9.28  |      |          |
| 28    | A2.9.29  |      |          |
| 29    | A2.9.30  |      |          |
| 30    | A2.9.31  |      |          |
| 31    | A2.9.32  |      |          |
| 31(a) | A2.9.33  |      |          |
| 31(b) | A2.9.34  |      |          |
| 31(c) | A2.9.35  |      |          |
| 32    | A2.9.36  |      |          |
| 33    | A2.9.37  |      |          |
| 34    | A2.9.38  |      |          |
| 35    | A2.9.39  |      |          |
| 36    | A2.9.40  |      |          |
| 37    | A2.9.41  |      |          |
| 38    | A2.9.42  |      |          |
| 39    | A2.9.43  |      |          |
| 40    | A2.9.44  |      |          |
| 41    | A2.9.45  |      |          |
| 42    | A2.9.46  |      |          |
| 43    | A2.9.47  |      |          |
| 44    | A2.9.48  |      |          |
| 45    | A2.9.49  |      |          |
| 46    | A2.9.50  |      |          |
| 47    | A2.9.51  |      |          |
| 48    | A2.9.52  |      |          |
| 49    | A2.9.53  |      |          |
| 50    | A2.9.54  |      |          |
| 51    | A2.9.55  |      |          |
| 52    | A2.9.56  |      |          |
| 53    | A2.9.57  |      |          |
| 54    | A2.9.58  |      |          |
| 55    | A2.9.59  |      |          |
| 56    | A2.9.60  |      |          |

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

## schedule B

to the official plan  
for  
the City of Hamilton

SEPTEMBER 2000







The Corporation of the City of Hamilton

BY-LAW NO. 00- 162

To Adopt:

Official Plan Amendment No. 167

Respecting:

**LANDS AND WATER LOCATED WEST OF EASTPORT DRIVE AND SOUTH OF  
PIER 25 (WINDERMERE BASIN)**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 167 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this      the 26th day of      September

A.D. 2000



ACTING MUNICIPAL CLERK



MAYOR

(2000) 14 R.P.D.C 4(September 20),  
OPA 167  
City Initiative  
CI-98-C





**Amendment No. 167**  
**to the**  
**City of Hamilton Official Plan**

The following text together with Schedule "A" – Land Use Concept, constitutes Official Plan Amendment No. 167.

**Purpose and Location:**

The purpose of this Amendment is to redesignate land and water from "Special Policy Area: Windermere Basin" to "Open Space", "Industrial", "Shipping and Navigation Uses" and "Open Water", for lands and water located west of Eastport Drive, and south of Pier 25, and known as Windermere Basin.

**Basis:**

The basis for the redesignating the area for open space and open water uses is as follows:

- 1) the high visibility and accessibility of the subject area provide opportunities to improve the City's image by developing the lands for open space and recreational activities which improve the City's image;
- 2) it is the last remaining open space opportunity on the south side of Hamilton Harbour;
- 3) the location is central to a Provincial trail system including the Red Hill Creek Trail, Bruce Trail and Lake Ontario Waterfront Trail;
- 7) the open space uses will have less impact on nearby residential uses and will act as a buffer between the heavy industrial uses in the central Bayfront and the residential uses to the north and south;
- 4) there is a need to "round out" the industrial area known as Eastport on Piers 25, 26 and 27 by redesignating a small area in the north west for "Industrial"; and,
- 5) the Basin is the mouth of the Red Hill Creek and provides an area to collect sediments from the up stream flow of the Creek.





### Actual Changes:

1. Schedule "A" - Land Use Concept of the Official Plan be revised by:
  - a) redesignating the subject area from "Special Policy Area: Windermere Basin" to "Open Space", "Industrial", "Shipping and Navigation Uses" and "Open Water"; and,
  - b) deleting "Special Policy Area: Windermere Basin" from the legend.
2. Subsection A.2.5 – Open Water be revised by adding a new policy as follows:
 

"A.2.5.4 Notwithstanding the designation of Windermere Basin as OPEN WATER and subject to policy A.2.9.3.2, the preferable uses for Windermere Basin are for aesthetic, ecological and scientific activities."
3. Delete Policy A.2.9.3.2 and replace with the following:
 

"A.2.9.3.2 The following policies apply to the area designated as "Open Space" and "Open Water" on Schedule "A", and shown on Schedule "B" as SPECIAL POLICY AREA 4:

  - i) In addition to the permitted uses set out in Subsection A.2.4 - Open Space Uses, a visitor centre, museum, trail centre and information centre uses will also be permitted;
  - ii) It is recognized there is the potential for site contamination on the lands designated "Open Space" and accordingly, a Record of Site Condition will be required to be submitted to the Region and the Province prior to approval of any development;
  - iii) An Environmental Impact Statement will be required prior to any development to evaluate the impacts of the proposal on the existing Environmentally Significant Areas and determine the impacts of encouraging habitat given present soil and water quality concerns; and,
  - iv) Urban design guidelines for the area will be prepared based on the following basic principles:
    - a) Windermere Basin is a special area with wildlife and fish habitats. Accordingly, a minimum 9 m "landscape buffer" should be established around the entire edge





Windermere Basin to enhance the wildlife and fish habitat and provide the potential for trails. The buffer could enhance the views of the area.

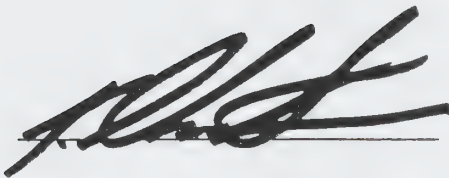
- b) Structures should be designed with architectural interest and be enhanced by landscaping. Buildings should be sited to provide interesting views and, where possible, enhance vistas and focal points.
- c) Street plantings and maintenance will add to the image of the area.

**Implementation:**

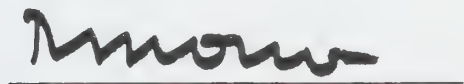
A Zoning By-law Amendment will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 00-162 , passed on the 26<sup>th</sup> day of Sept., 2000.

The Corporation of the  
City of Hamilton



Acting Municipal Clerk



Mayor







|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
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| Sample              |  |
| Reagent/Other       |  |
| Area Under          |  |
| Area Under          |  |
| Reagent/Other       |  |
| Final Liquid        |  |
| Reagent/Other       |  |

put bushes inside

put bushes outside

schedule A  
to the official plan  
for  
the city of hamilton



The Corporation of the City of Hamilton

BY-LAW NO. 00- 137

To Adopt:

Official Plan Amendment No. 166

Respecting:

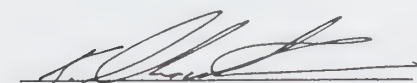
**LANDS LOCATED SOUTH OF CHEDMAC DRIVE AND EAST OF MAGNOLIA DRIVE  
(SCENIC SOUTH SUBDIVISION) WITHIN THE MOUNTVIEW NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 166 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 9th day of August A.D. 2000

  
ACTING MUNICIPAL CLERK

  
MAYOR

(2000) 12 R.P.D.C. (1.A.), June 27  
Starward Homes, prospective owner  
OPA-166







## **Amendment No. 166**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A" and Schedule "J-1", attached hereto, constitutes Official Plan Amendment No. 166.

#### **Purpose:**

The purpose of this Amendment is to redesignate a portion of the lands in the Scenic South subdivision, in the Mountview neighbourhood, to permit the development of the lands for a park, townhouses, single family dwellings, and small lot single family lots.

#### **Location:**

The lands affected by this Amendment are a 36.24 ha parcel of land located south of Chedmac Drive, east of Magnolia Drive, within the Mountview Neighbourhood.

#### **Basis:**

The basis for the redesignations of a portion of the subject lands is as follows:

- 1) The revision to the open space/park designations represents a small reduction in the amount of park space designated for that purposes;
- 2) the proposed mix of low/medium density residential uses provides for a greater variety of housing types; and,
- 3) the uses are compatible with the existing and planned development in the Mountview neighbourhood.

#### **Actual Changes:**

1. Schedule "A" - Land Use Concept be revised by redesignating a portion of the subject lands from:
  - a) "Major Institutional" to "Open Space"
  - b) "Open Space" to "Residential"; and,
  - c) "Major Institutional" to "Residential"

as shown on the attached Schedule "A" of this Amendment.





2. Schedule "J-1" - Chedmac Planning Area Secondary Plan be revised by redesignating lands from:

- a) "Open Space" to "Low Density Residential";
- b) "Low Density Residential" to "Open Space";
- c) "Medium Density Residential I" to "Low Density Residential";
- d) "Institutional" to "Medium Density Residential I";
- e) "Medium Density Residential I" to "Open Space"; and,

and changing the road pattern, as shown on the attached Schedule "J-1" of this Amendment.

**Implementation:**

A Neighbourhood Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Site Plan Control will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 00- 137 , passed on the 9th day of August , 2000.

The Corporation of the

City of Hamilton

  
Acting Municipal Clerk

  
Mayor





# schedule J-1 amendment no. 166

to the  
official plan  
for the  
City of Hamilton

- legend
- areas to be changed from:
- Open Space to Low Density Residential
  - Low Density Residential to Open Space
  - Medium Density Residential I to Low Density Residential
  - Institutional I to Medium Density Residential I
  - Medium Density Residential I to Open Space
  - roads to be deleted
  - roads to be added

date  
JUNE, 2000

drawn by  
D.L.

reference file no.  
OPA 166



## Chedmac Planning Area Secondary Plan

| AREA   | REFER TO<br>POLICY |
|--------|--------------------|
| Area 1 | A.6.120            |
| Area 2 | A.6.120            |
| Area 3 | A.6.120            |
| Area 4 | A.6.120            |
| Area 5 | A.6.120            |
| Area 6 | Deleted (OPA 164)  |
| Area 7 | A.6.120            |

### Legend

#### Land Use Designations

- Low Density Residential
- Medium Density Residential I
- Medium Density Residential II (deleted by OPA 164)
- Park and Open Space
- Stormwater Pond
- Institutional
- Secondary Plan Boundary

## schedule J-1

to the official plan  
for  
the City of Hamilton

June 2000





|                   |                  |                               |
|-------------------|------------------|-------------------------------|
| date<br>JUNE 2000 | drawn by<br>D.L. | reference file no.<br>OPA 166 |
|-------------------|------------------|-------------------------------|



legend

to the official play  
schedule A





The Corporation of the City of Hamilton

BY-LAW NO. 00-057

To Adopt:

Official Plan Amendment No. 165

Respecting:

**LANDS LOCATED AT 844 UPPER WENTWORTH STREET IN THE  
BRULEVILLE NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 165 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 11th day of April A.D. 2000



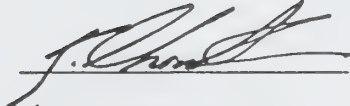
ACTING MUNICIPAL CLERK



MAYOR



The Corporation of the  
City of Hamilton

A handwritten signature in black ink, appearing to read "J. Christ", written over a horizontal line.

Acting Municipal Clerk

A handwritten signature in black ink, appearing to read "M. Morin", written over a horizontal line.

Mayor





# schedule B amendment no. 165

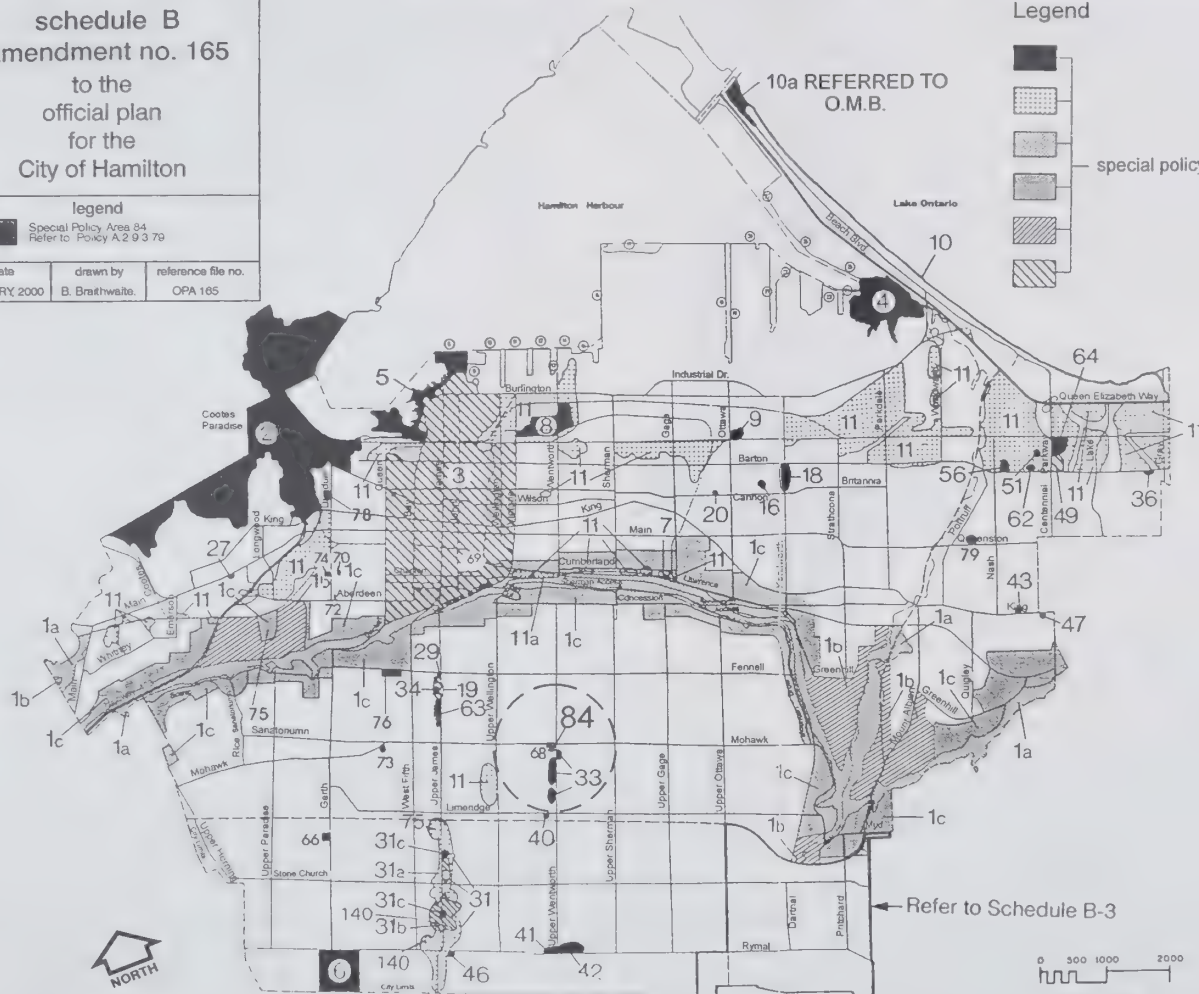
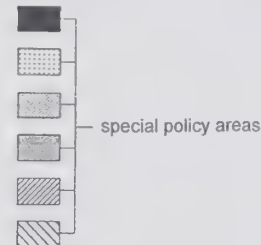
to the  
official plan  
for the  
City of Hamilton

## legend

Special Policy Area 84  
Refer to Policy A2.9.3.79

date drawn by reference file no.  
JANUARY, 2000 B. Brathwaite, OPA 165

## Legend



## special policy areas

| AREA  | REFER TO POLICY | AREA | REFER TO POLICY |
|-------|-----------------|------|-----------------|
| 1(a)  | A2.9.1          | 62   | A2.9.3.57       |
| 1(b)  | A2.9.1          | 63   | A2.9.3.58       |
| 1(c)  | A2.9.1          | 64   | A2.9.3.59       |
| 2     | A2.9.2          | 65   | A2.9.3.60       |
| 3     | A2.9.3          | 66   | A2.9.3.61       |
| 4     | A2.9.3.1        | 67   | "deleted"       |
| 5     | A2.9.3.2        | 68   | A2.9.3.69       |
| 6     | A2.9.3.3        | 69   | A2.9.3.64       |
| 7     | A2.9.3.4        | 70   | A2.9.3.65       |
| 8     | A2.9.3.5        | 71   | A2.9.3.66       |
| 9     | A2.9.3.6        | 72   | A2.9.3.67       |
| 10    | A2.9.3.7        | 73   | A2.9.3.68       |
| 11    | A2.9.3.8        | 74   | A2.9.3.69       |
| 11(a) | A2.9.3.9        | 75   | A2.9.3.70       |
| 11(b) | A2.9.3.10       | 76   | A2.9.3.71       |
| 11(c) | A2.9.3.11       | 77   | A2.9.3.72       |
| 12    | "deleted"       | 78   | A2.9.3.73       |
| 13    | A2.9.3.12       | 79   | A2.9.3.74       |
| 14    | A2.9.3.13       | 80   |                 |
| 15    | A2.9.3.14       | 81   |                 |
| 16    | A2.9.3.15       | 82   |                 |
| 17    | A2.9.3.16       | 83   | A2.9.3.78       |
| 18    | A2.9.3.17       |      |                 |
| 19    | A2.9.3.18       |      |                 |
| 20    | A2.9.3.19       |      |                 |
| 21    | A2.9.3.20       |      |                 |
| 22    | A2.9.3.21       |      |                 |
| 23    | A2.9.3.22       |      |                 |
| 24    | A2.9.3.23       |      |                 |
| 25    | A2.9.3.24       |      |                 |
| 26    | A2.9.3.25       |      |                 |
| 27    | A2.9.3.26       |      |                 |
| 28    | A2.9.3.27       |      |                 |
| 29    | A2.9.3.28       |      |                 |
| 30    | A2.9.3.29       |      |                 |
| 31    | A2.9.3.30       |      |                 |
| 31(a) | A2.9.3.31       |      |                 |
| 31(b) | A2.9.3.32       |      |                 |
| 31(c) | A2.9.3.33       |      |                 |
| 32    | A2.9.3.34       |      |                 |
| 33    | A2.9.3.35       |      |                 |
| 34    | A2.9.3.36       |      |                 |
| 35    | A2.9.3.37       |      |                 |
| 36    | A2.9.3.38       |      |                 |
| 37    | A2.9.3.39       |      |                 |
| 38    | A2.9.3.40       |      |                 |
| 39    | A2.9.3.41       |      |                 |
| 40    | A2.9.3.42       |      |                 |
| 41    | A2.9.3.43       |      |                 |
| 42    | A2.9.3.44       |      |                 |
| 43    | A2.9.3.45       |      |                 |
| 44    | A2.9.3.46       |      |                 |
| 45    | A2.9.3.47       |      |                 |
| 46    | A2.9.3.48       |      |                 |
| 47    | A2.9.3.49       |      |                 |
| 48    | A2.9.3.50       |      |                 |
| 49    | A2.9.3.51       |      |                 |
| 50    | A2.9.3.52       |      |                 |
| 51    | A2.9.3.53       |      |                 |
| 52    | A2.9.3.54       |      |                 |
| 53    | A2.9.3.55       |      |                 |
| 54    | A2.9.3.56       |      |                 |
| 55    | A2.9.3.57       |      |                 |
| 56    | A2.9.3.58       |      |                 |

For other Special Policy Areas  
numbers, refer to Schedules:  
B-1, B-2, and B-3.

## schedule B

to the official plan  
for  
the City of Hamilton

JANUARY 2000



The Corporation of the City of Hamilton

BY-LAW NO. 99- 155

To Repeal By-law No. 99-137

Respecting:

**OFFICIAL PLAN AMENDMENT NO. 162 FOR LANDS LOCATED AT NOS. 505 TO  
537 QUEENSTON ROAD**

**WHEREAS** The Council of The Corporation of the City of Hamilton passed By-law No. 99- 132 on the 7<sup>th</sup> day of September 1999 to adopt Official Plan Amendment No. 162 respecting lands located at Nos. 505 to 537 Queenston Road

**AND WHEREAS** The Council of The Corporation of the City of Hamilton passed a second By-law, By-law No. 99-137 on the 28<sup>th</sup> day of September 1999 to adopt Official Plan Amendment No. 162;

**AND WHEREAS** By-law No. 99-137 is a duplicate of By-law No. 99-132

**NOW THEREFORE** The Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 99-137 is hereby repealed.

**PASSED** this 26<sup>th</sup> day of October A.D. 1999



ACTING MUNICIPAL CLERK



MAYOR





The Corporation of the City of Hamilton

BY-LAW NO. 99- 137

To Adopt:

Official Plan Amendment No. 162

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 505 TO 537 QUEENSTON ROAD WITHIN  
THE KENTLEY NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 162 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 28th day of September

A.D. 1999



MUNICIPAL CLERK



MAYOR



## **Amendment No. 162**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 162.

#### **Purpose:**

The purpose of this Amendment is to establish a "Special Policy Area" to permit restricted commercial uses within the "Residential" designation for lands located at Nos. 505 to 537 Queenston Road. In addition, the Amendment deletes "Special Policy Area 79", for 537 Queenston Road, since it will be redundant.

#### **Location:**

The lands affected by this Amendment are the lands known municipally as Nos. 505 to 537 Queenston Road, within the Kentley Neighbourhood.

#### **Basis:**

The basis for permitting limited commercial uses within the existing buildings located at Nos. 505 to 537 Queenston Road is as follows:

- The proposal complies with the Regional Official Plan, which identifies Queenston Road as a "High Density Mixed-Use Corridor".
- The proposal would be consistent with development which has already occurred at Nos. 505, 535 and 537 Queenston Road, where dwellings have been converted for commercial use. In addition, commercial development, with "HH" (Restricted Community Shopping and Commercial) District zoning, is interspersed with multiple residential development to the east on Queenston Road. Therefore, this option would not be out of character with mixed use development in the area.
- The subject lands are located at the periphery of the Kentley Neighbourhood; therefore, there would be no intrusion of commercial uses into the residential areas within the Neighbourhood. Furthermore, Queenston Road is an arterial road and serviced by public transit.





- The low profile character of the area could be maintained, which would help minimize impacts on abutting residential uses, specifically, the townhouse dwellings to the north. Furthermore, commercial uses will be limited to low impact type uses, and design guidelines and Site Plan Control will be utilized to ensure sensitive design and land use compatibility.

### Actual Changes:

1. Policy A.2.9.3.74 be deleted in its entirety.
2. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.77:

"In addition to the permitted uses set out in Subsection A.2.1 - Residential Uses, for the lands known municipally as Nos. 505 to 537 Queenston Road, within the Kentley Neighbourhood, shown on Schedule "B" as SPECIAL POLICY AREA 82, limited commercial uses will be permitted within the existing buildings, provided the following criteria are met.

- i) Commercial uses will be restricted to low impact type uses, such as offices, service uses and small scale retail uses. High traffic generating uses and highway type commercial uses, such as restaurants, billiard halls, automotive uses and service stations, will not be permitted.
- ii) Appropriate buffering will be provided between commercial uses and adjacent residential uses to mitigate potential adverse impacts, such as negative visual impacts, reduced privacy, increased noise, and light from parking areas. In this regard, measures such as setbacks, landscape strips and visual barriers may be used.
- iii) The low profile character of the area will be maintained. Accordingly, streetscape features and enhancements consistent with the residential character of the area will be provided, including the provision of landscaping along Queenston Road and Woodman Drive, and the preservation of existing vegetation. Also, alterations to building facades will be limited and business identification will be restricted.
- iv) Enlargements or additions to the existing buildings may be permitted only if they are in keeping with the established built form and residential character of the area.
- v) Sufficient parking and manoeuvring spaces are to be provided on-site for commercial and residential components.



3. The following changes be made to Schedule "B" - Special Policy Areas:
- Add Special Policy Area 82,
  - Delete "Special Policy Area 79" and add lands to "Special Policy Area 82"; and
  - "Area 82 refer to Policy A.2.9.3.77" in the legend,
- as shown on the attached Schedule "B" of this Amendment.

**Implementation:**

A Neighbourhood Plan Amendment will give effect to the intended uses on the subject lands. In addition, a Zoning By-law Amendment will be passed for the lands located at Nos. 509 and 531 Queenston Road. This Official Plan Amendment may also provide the basis for future Zoning By-law Amendments in the study area. Lands will be placed under Site Plan Control as they are rezoned.

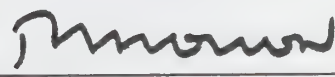
This is Schedule "1" to By-law No. 99- 137 , passed on the 28 day of September 1999.

**The Corporation of the**

**City of Hamilton**

  
\_\_\_\_\_  
Municipal Clerk



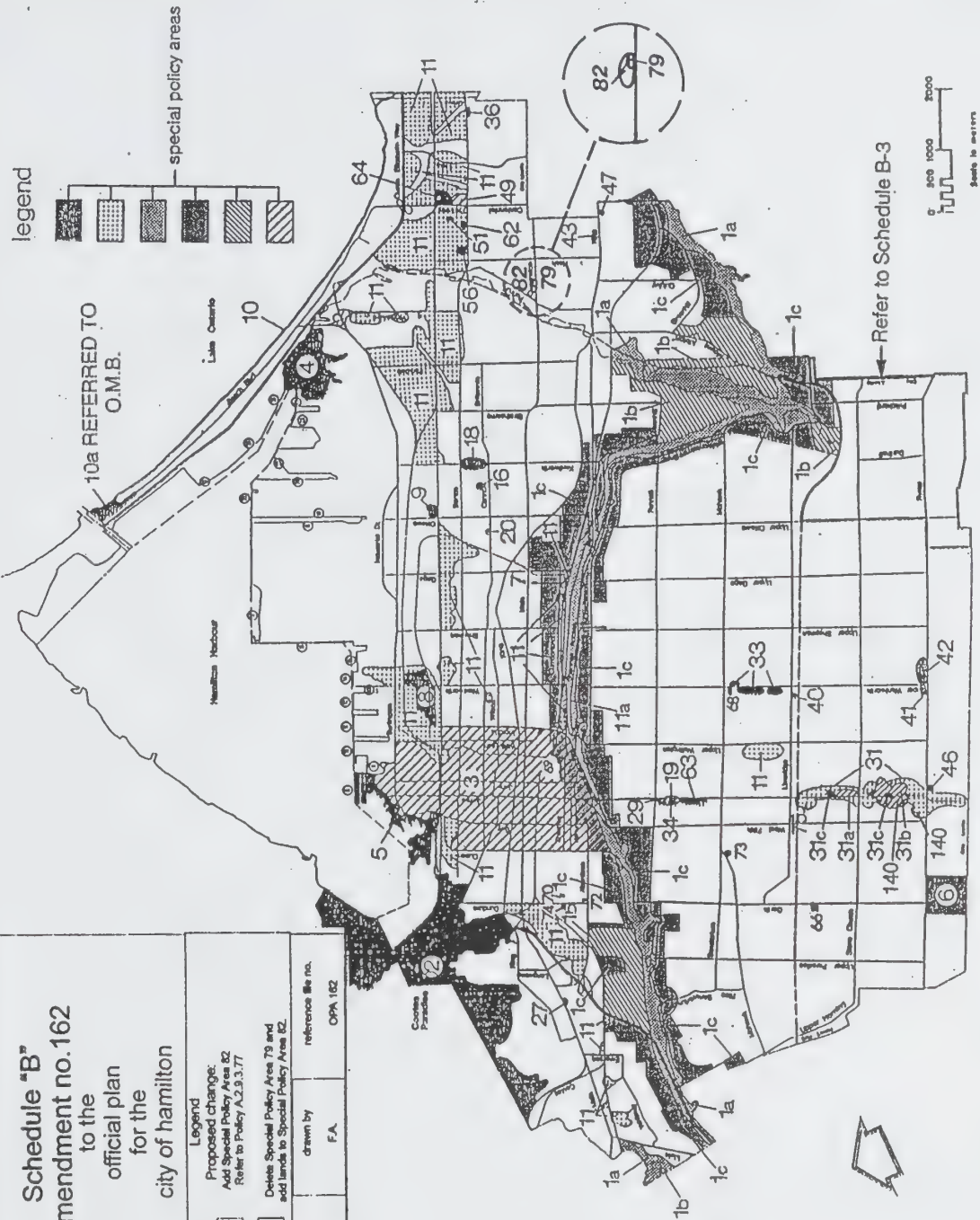
  
\_\_\_\_\_  
Mayor





# Schedule "B" Amendment no.162 to the official plan for the city of hamilton

| date                                                                                                                                                                                 | drawn by | reference file no. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|
| June 1999                                                                                                                                                                            | F.A.     | OPA 162            |
| <p>Legend</p> <p>Proposed change:<br/>Add Special Policy Area 82<br/>Refer to Policy A2.9.3.77</p> <p>Delete Special Policy Area 79 and<br/>add lands to Special Policy Area 82.</p> |          |                    |



| AREA  | REFER TO POLICY | AREA | REFER TO POLICY |
|-------|-----------------|------|-----------------|
| 1(a)  | A2.9.1.         | 51   | "Deleted"       |
| 1(b)  | A2.9.1.         | 54   | "Deleted"       |
| 1(c)  | A2.9.1.         | 55   | A2.9.1.50.      |
| 2     | A2.9.1.         | 56   | A2.9.1.51.      |
| 3     | A2.9.1.         | 57   | A2.9.1.52.      |
| 4     | A2.9.1.1.       | 58   | A2.9.1.53.      |
| 5     | A2.9.1.2.       | 59   | A2.9.1.54.      |
| 6     | A2.9.1.3.       | 60   | A2.9.1.55.      |
| 7     | A2.9.1.4.       | 61   | A2.9.1.56.      |
| 8     | A2.9.1.5.       | 62   | A2.9.1.57.      |
| 9     | A2.9.1.6.       | 63   | A2.9.1.58.      |
| 10    | A2.9.1.7.       | 64   | A2.9.1.59.      |
| 11    | A2.9.1.8.       | 65   | A2.9.1.60.      |
| 11(a) | A2.9.1.9.       | 66   | A2.9.1.61.      |
| 11(b) | A2.9.1.10.      | 67   | A2.9.1.62.      |
| 11(c) | A2.9.1.11.      | 68   | A2.9.1.63.      |
| 12    | A2.9.1.12.      | 69   | A2.9.1.64.      |
| 13    | A2.9.1.13.      | 70   | A2.9.1.65.      |
| 14    | A2.9.1.14.      | 71   | A2.9.1.66.      |
| 15    | A2.9.1.15.      | 72   | A2.9.1.67.      |
| 16    | A2.9.1.16.      | 73   | A2.9.1.68.      |
| 17    | A2.9.1.17.      | 74   | A2.9.1.69.      |
| 18    | A2.9.1.18.      |      |                 |
| 19    | A2.9.1.19.      |      |                 |
| 20    | A2.9.1.20.      |      |                 |
| 21    | A2.9.1.21.      |      |                 |
| 22    | A2.9.1.22.      |      |                 |
| 23    | A2.9.1.23.      |      |                 |
| 24    | A2.9.1.24.      |      |                 |
| 25    | A2.9.1.25.      |      |                 |
| 26    | A2.9.1.26.      |      |                 |
| 27    | A2.9.1.27.      |      |                 |
| 28    | A2.9.1.28.      |      |                 |
| 29    | A2.9.1.29.      |      |                 |
| 30    | A2.9.1.30.      |      |                 |
| 31    | A2.9.1.31.      |      |                 |
| 32    | A2.9.1.32.      |      |                 |
| 33    | A2.9.1.33.      |      |                 |
| 34    | A2.9.1.34.      |      |                 |
| 35    | A2.9.1.35.      |      |                 |
| 36    | A2.9.1.36.      |      |                 |
| 37    | A2.9.1.37.      |      |                 |
| 38    | A2.9.1.38.      |      |                 |
| 39    | A2.9.1.39.      |      |                 |
| 40    | A2.9.1.40.      |      |                 |
| 41    | A2.9.1.41.      |      |                 |
| 42    | A2.9.1.42.      |      |                 |
| 43    | A2.9.1.43.      |      |                 |
| 44    | A2.9.1.44.      |      |                 |
| 45    | A2.9.1.45.      |      |                 |
| 46    | A2.9.1.46.      |      |                 |
| 47    | A2.9.1.47.      |      |                 |
| 48    | A2.9.1.48.      |      |                 |
| 49    | A2.9.1.49.      |      |                 |
| 50    | A2.9.1.50.      |      |                 |
| 51    | A2.9.1.51.      |      |                 |

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

## schedule B

to the official plan  
for  
the city of Hamilton

98 01.28



The Corporation of the City of Hamilton

BY-LAW NO. 99- 148

To Adopt:

Official Plan Amendment No. 164

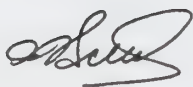
Respecting:

**LANDS LOCATED ON THE WEST SIDE OF CHEDMAC DRIVE WITHIN THE  
MOUNTVIEW NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 164 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this 12th day of October A.D. 1999



MUNICIPAL CLERK



MAYOR

(1999) 15R.P.D.C. (6.A.), August 11  
Extendacare Inc., prospective owner  
OPA-164





**Amendment No. 164**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "A" and Schedule "J-1", attached hereto, constitutes Official Plan Amendment No. 164.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Major Institutional" to permit the development of the lands for a nursing home. In addition, a text amendment will be made to the Chedmac Planning Area Secondary Plan to recognize the nursing home and set a maximum capacity.

**Location:**

The lands affected by this Amendment are a 2.4 ha parcel of land located on the south side of Chedmac Drive, within the Mountview Neighbourhood.

**Basis:**

The basis for permitting a 160 bed nursing home on the subject lands is as follows:

- 1) The subject lands are suitably located in the Mountview Neighbourhood in proximity to other institutional uses to the north (e.g. Chedoke Hospital, Twin Pad Arena)
- 2) The subject lands are located in proximity to public transit and other community services (e.g. proposed park to the west of Chedmac Drive, public transit route, etc.).
- 3) The proposal would be compatible with established and planned development in the Neighbourhood.
- 4) The proposal would provide the community with additional nursing home beds.

**Actual Changes:**

1. Schedule "A" - Land Use Concept be revised by redesignating the subject lands from "Residential" to "Major Institutional", as shown on the attached Schedule "A" of this Amendment.
2. Schedule "J-1" - Chedmac Planning Area Secondary Plan be revised by redesignating the subject lands from "Medium Density Residential II" to "Institutional", as shown on the attached Schedule "J-1" of this Amendment.



3. Subsection A.6.1.2. i) (5), respecting Medium Density II residential development, will be deleted in its entirety.
4. Subsection A.6.1.2. ii) will be deleted in its entirety and replaced with the following new policy (changes to the policy are shown in bold):

"It is intended that Chedoke-McMaster Hospitals be recognized as a valuable Community and Regional Health facility. **In addition, other institutional uses, including the Twin Pad Arena and the nursing home located on the south side of Chedmac Drive, provide community services to the Neighbourhood and Community. Lands designated "Institutional" shall be developed in accordance with the attached Schedule "J-1" – Chedmac Planning Area Secondary Plan, Subsection A.2.6 – Major Institutional Uses of this Plan, and the following policies:**

- a) New Major Institutional health related facilities shall be designed to facilitate a comprehensive campus-like setting.
  - b) New Major Institutional recreational facilities shall be designed in a comprehensive manner with existing recreations facilities.
  - c) The development of any new institutional facilities, **including those associated with Chedoke-McMaster Hospitals**, shall be designed to mitigate any negative impact on adjacent residential development.
  - d) **A nursing home located on the south side of Chedmac Drive shall have a maximum capacity of 160 residents."**
5. Subsection A.6.1.2. iv) f) will be revised by replacing the phrase "townhouse/apartment" with "townhouse".

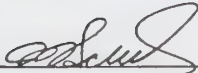
**Implementation:**

A Neighbourhood Plan Amendment, Zoning By-law Amendment, Land Severance and Site Plan Control will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 99- 148 , passed on the 12th day of October , 1999.

The Corporation of the

City of Hamilton

  
Municipal Clerk

  
Mayor







# schedule J-1 amendment no. 164

to the  
official plan  
for the  
City of Hamilton

| date         | drawn by | reference file no. |
|--------------|----------|--------------------|
| AUGUST, 1999 | B.B.     |                    |

area to be changed from  
Medium Density Residential II\* (Area 6)  
to Institutional



## Chedmac Planning Area Secondary Plan

| AREA   | REFER TO<br>POLICY |
|--------|--------------------|
| Area 1 | A.6.12(v)          |
| Area 2 | A.6.12(i)          |
| Area 3 | A.6.12(i)          |
| Area 4 | A.6.12(ii)         |
| Area 5 | A.6.12(i)          |
| Area 6 | A.6.12(i)          |
| Area 7 | A.6.12(iv)         |

### Legend

#### Land Use Designations

- Low Density Residential
- Medium Density Residential I
- Medium Density Residential II
- Park and Open Space
- Stormwater Pond
- Institutional
- Secondary Plan Boundary

## schedule J-1

to the official plan  
for  
the City of Hamilton

August 1996



The Corporation of the City of Hamilton

BY-LAW NO. 99- 115

To Adopt:

Official Plan Amendment No. 163

Respecting:

LANDS LOCATED AT 39 - 41 DEVONPORT STREET IN THE  
STRATHCONA NEIGHBOURHOOD

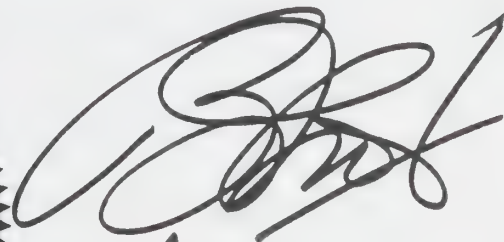
The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 163 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 11th day of August A.D. 1999



MUNICIPAL CLERK

  
Arling MAYOR





## **Amendment No. 163**

**to the**

### **City of Hamilton Official Plan**

The following text together with Schedule "B" – Special Policy Areas, attached hereto, constitutes Official Plan Amendment No. 163.

#### **Purpose:**

The purpose of this Amendment is to establish "Special Policy Area 83" for 39 – 41 Devonport Street, to permit parking in a residential designation.

#### **Location:**

The lands affected by this Amendment are known municipally as 39 – 41 Devonport Street, within the Strathcona Neighbourhood.

#### **Basis:**

The proposal is to make the existing parking lot a permanent use. The basis for permitting this proposal is as follows:

- 1) The existing parking lot has been in operation since approximately 1980 with no apparent negative impact on the adjacent residential uses;
- 2) The applicant has agreed to maintain the intent of the York Boulevard Design Guidelines, and has submitted a Site Plan Control application which largely reflects this commitment;
- 3) The increase in the number of parking spaces from 19 to 27 is considered minor; and,
- 4) Should the parking lot use cease in future, residential development would still be possible.

#### **Actual Changes:**

- 1) Schedule "B" – Special Policy Areas – be revised by adding the subject lands as Special Policy Area 83, as shown on the attached Schedule "B" of this Amendment; and,
- 2) The following new policy be added to Subsection A.2.9.3 – Other Policy Areas as Policy A.2.9.3.78:



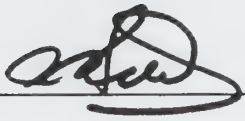
"In addition to the permitted uses set out in Subsection A.2.1 – Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 83, and located at 39 – 41 Devonport Street, a parking lot will be permitted, notwithstanding Policy A.2.2.38 of the Official Plan."

**Implementation:**

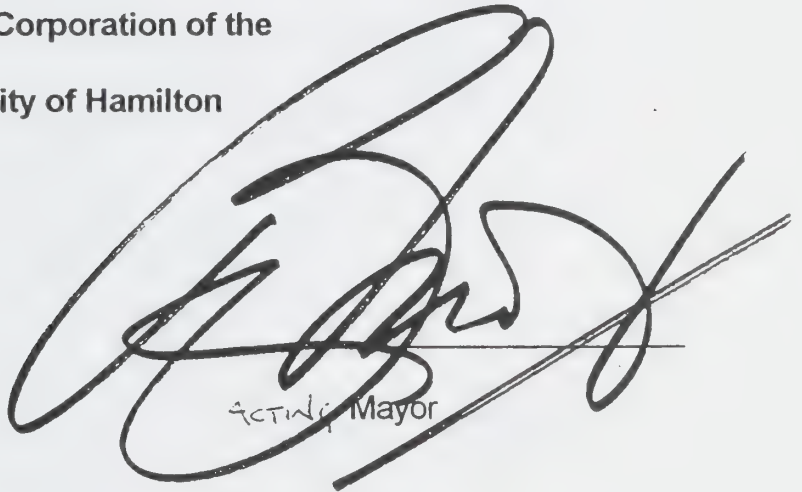
A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 99-115 , passed on the 11<sup>th</sup> day of August, 1999.

The Corporation of the  
City of Hamilton

A handwritten signature in black ink, appearing to be 'M. Smith', written over a horizontal line.

Municipal Clerk

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around.

Acting Mayor

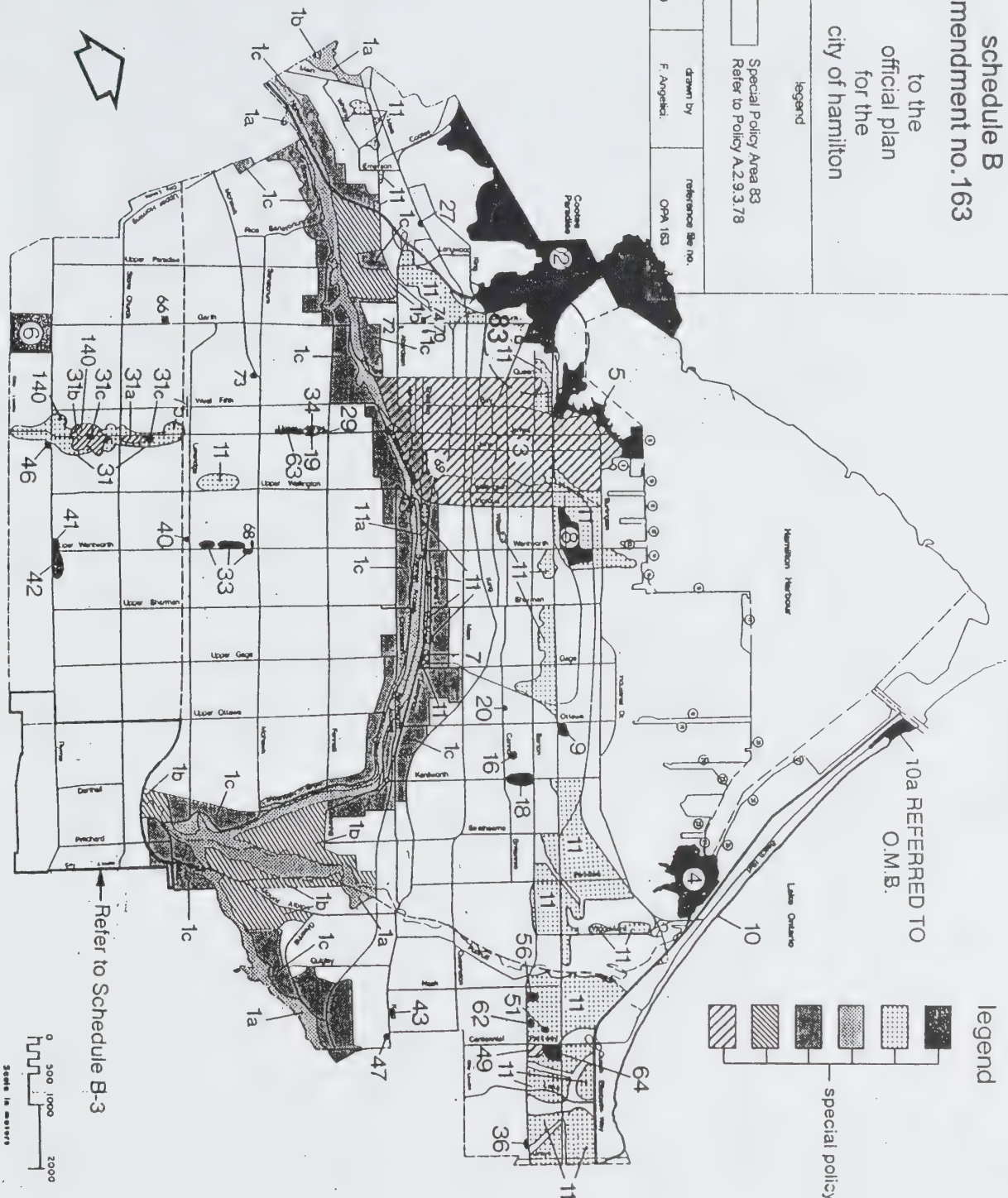




# schedule B amendment no.163 to the official plan for the city of hamilton

Special Policy Area 83  
Refer to Policy A.2.9.3.78

|           |               |                    |
|-----------|---------------|--------------------|
| date      | drawn by      | reference file no. |
| AUGUST 99 | F. Anagnostis | OPA 163            |



## legend



## special policy areas

| AREA  | REFER TO POLICY | AREA POLICY | REFER TO POLICY |
|-------|-----------------|-------------|-----------------|
| 1(a)  | A.2.9.1.        | 53          | "Dotted"        |
| 1(b)  | A.2.9.1.        | 54          | "Dotted"        |
| 1(c)  | A.2.9.1.        | 55          | A.2.9.3.50.     |
| 2     | A.2.9.2.        | 56          | A.2.9.3.51.     |
| 3     | A.2.9.3.        | 62          | A.2.9.3.57.     |
| 4     | A.2.9.3.1.      | 63          | A.2.9.3.58.     |
| 5     | A.2.9.3.2.      | 64          | A.2.9.3.59.     |
| 6     | A.2.9.3.3.      | 65          | A.2.9.3.60.     |
| 7     | A.2.9.3.4.      | 66          | A.2.9.3.61.     |
| 8     | A.2.9.3.5.      | 67          | A.2.9.3.62.     |
| 9     | A.2.9.3.6.      | 68          | A.2.9.3.63.     |
| 10    | A.2.9.3.7.      | 69          | A.2.9.3.64.     |
| 11    | A.2.9.3.8.      | 70          | A.2.9.3.65.     |
| 11(a) | A.2.9.3.9.      | 71          | A.2.9.3.66.     |
| 11(b) | A.2.9.3.10.     | 72          | A.2.9.3.67.     |
| 11(c) | A.2.9.3.11.     | 73          | A.2.9.3.68.     |
| 12    | A.2.9.3.12.     | 74          | A.2.9.3.69.     |
| 13    | A.2.9.3.13.     | 75          | A.2.9.3.70.     |
| 14    | A.2.9.3.14.     | 76          | A.2.9.3.71.     |
| 15    | A.2.9.3.15.     | 77          | A.2.9.3.72.     |
| 16    | A.2.9.3.16.     | 78          | A.2.9.3.73.     |
| 17    | A.2.9.3.17.     | 79          | A.2.9.3.74.     |
| 18    | A.2.9.3.18.     | 80          | A.2.9.3.75.     |
| 19    | A.2.9.3.19.     | 81          | A.2.9.3.76.     |
| 20    | A.2.9.3.20.     | 82          | A.2.9.3.77.     |
| 21    | A.2.9.3.21.     | 83          | A.2.9.3.78.     |
| 22    | A.2.9.3.22.     |             |                 |
| 23    | A.2.9.3.23.     |             |                 |
| 24    | A.2.9.3.24.     |             |                 |
| 25    | A.2.9.3.25.     |             |                 |
| 26    | A.2.9.3.26.     |             |                 |
| 27    | A.2.9.3.27.     |             |                 |
| 28    | A.2.9.3.28.     |             |                 |
| 29    | A.2.9.3.29.     |             |                 |
| 30    | A.2.9.3.30.     |             |                 |
| 31    | A.2.9.3.31.     |             |                 |
| 32    | A.2.9.3.32.     |             |                 |
| 33    | A.2.9.3.33.     |             |                 |
| 34    | A.2.9.3.34.     |             |                 |
| 35    | A.2.9.3.35.     |             |                 |
| 36    | A.2.9.3.36.     |             |                 |
| 37    | A.2.9.3.37.     |             |                 |
| 38    | A.2.9.3.38.     |             |                 |
| 39    | A.2.9.3.39.     |             |                 |
| 40    | A.2.9.3.40.     |             |                 |
| 41    | A.2.9.3.41.     |             |                 |
| 42    | A.2.9.3.42.     |             |                 |
| 43    | A.2.9.3.43.     |             |                 |
| 44    | A.2.9.3.44.     |             |                 |
| 45    | A.2.9.3.45.     |             |                 |
| 46    | A.2.9.3.46.     |             |                 |
| 47    | A.2.9.3.47.     |             |                 |
| 48    | A.2.9.3.48.     |             |                 |
| 49    | A.2.9.3.49.     |             |                 |
| 50    | A.2.9.3.50.     |             |                 |
| 51    | A.2.9.3.51.     |             |                 |

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

## schedule B

to the official plan  
for  
the city of Hamilton



The Corporation of the City of Hamilton

BY-LAW NO. 99- 076

To Adopt:

Official Plan Amendment No. 159

Respecting:

**LANDS LOCATED ON THE WEST SIDE OF UPPER WENTWORTH STREET,  
NORTH OF RYMAL ROAD EAST, WITHIN THE BARNSTOWN NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 159 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this 25th day of May A.D. 1999

  
CLERK





MAYOR





## **Amendment No. 159**

**to the**

### **City of Hamilton Official Plan**

The following text together with Schedule "A" – Land Use Concept, attached hereto, constitutes Official Plan Amendment No. 159.

#### **Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "Major Institutional" on Schedule "A" – Land Use Concept of the Official Plan.

#### **Location:**

The lands affected by this Amendment are located on the west side of Upper Wentworth Street, north of Rymal Road East, within the Barnstown Neighbourhood.

#### **Basis:**

The proposal is to develop the subject lands for a two-storey nursing home. The basis for permitting this proposal is as follows:

- 1) The site is suitably located on the periphery of the Barnstown Neighbourhood. More intense development is encouraged to locate along the major arterial roadway system;
- 2) It is situated on a public transit route and is in close proximity to a shopping centre at the north-east corner of Upper Wentworth and Rymal Road;
- 3) The proposed building, having a maximum height of two storeys, would be compatible with the existing townhouse developments to the north and west; and,
- 4) There is a growing demand for this type of facility due to the aging population.

#### **Actual Change:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Major Institutional", as shown on the attached Schedule "A" of this Amendment.



This is Schedule "1" to By-law No. 99- 076 passed on the 25<sup>th</sup> day of May , 1999.

The Corporation of the  
City of Hamilton



*ACTING* Municipal Clerk



Mayor





to the  
official plan  
for the  
city of hamilton

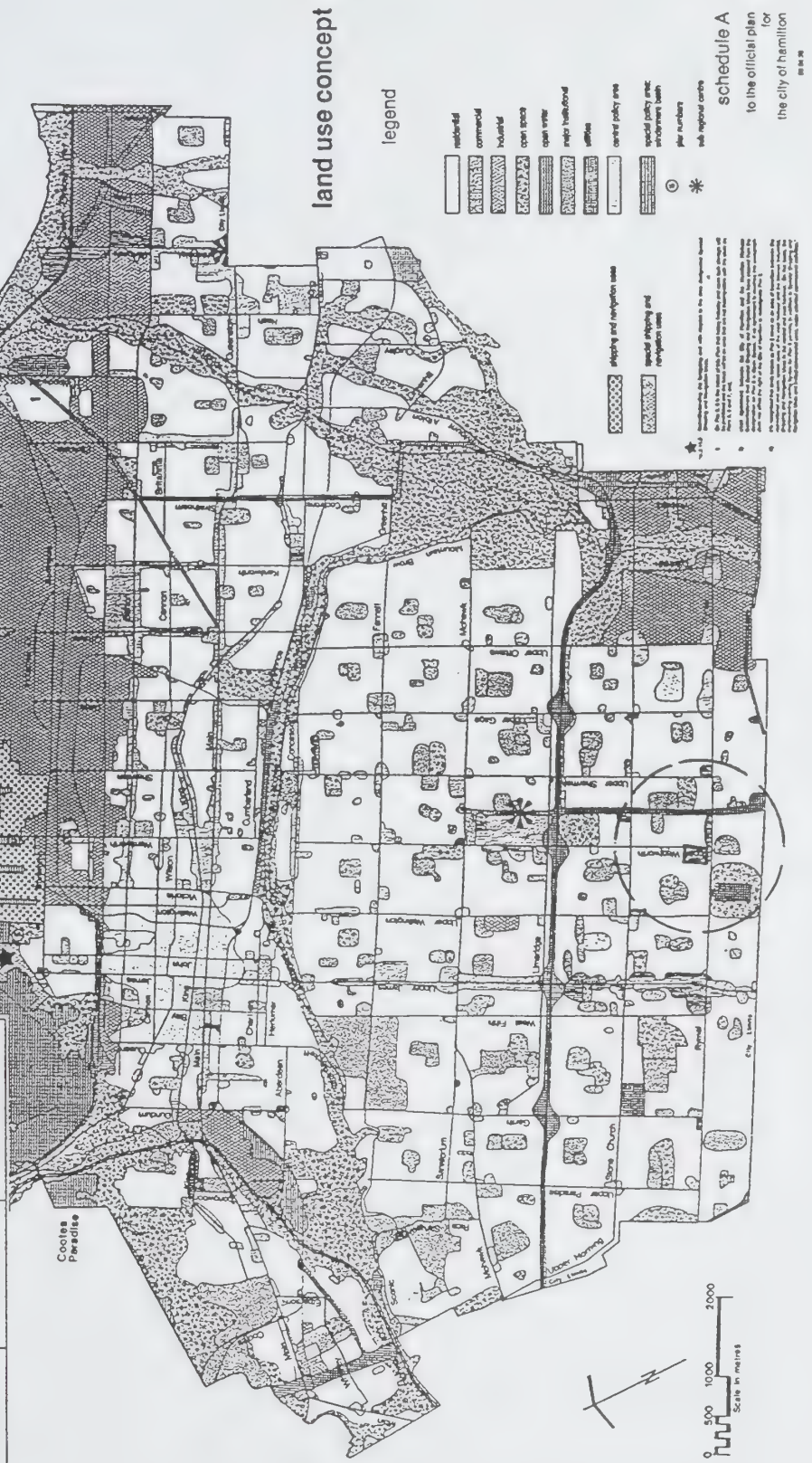
**legend**

area to be changed from  
"Residential" to "Major Institutional."

|                  |                        |                              |
|------------------|------------------------|------------------------------|
| date<br>May 1998 | drawn by<br>F Anonelli | reference file no.<br>OPA159 |
|------------------|------------------------|------------------------------|

drawn by  
F. Anderson

reference file no.







The Corporation of the City of Hamilton

BY-LAW NO. 99-057

To Adopt:

Official Plan Amendment No. 158

Respecting:

**LANDS LOCATED AT THE FRONT OF 723 RYMAL ROAD WEST IN THE  
CARPENTER NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

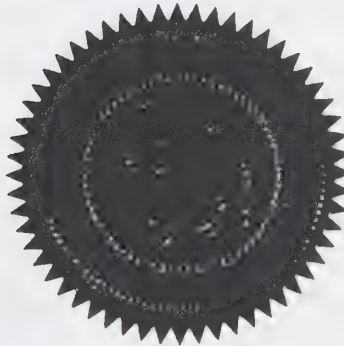
1. Amendment No. 158 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 27<sup>th</sup> day of April

A.D. 1999



MUNICIPAL CLERK



MAYOR

(1999) 1R.P.D.C. (6.A.), January 26  
723 Rymal Rd. Inc. (Jomar Development Corporation), Owner  
OPA-158



**Draft Amendment No. 158**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 158.

**Purpose:**

The purpose of this Amendment is to establish a "Special Policy Area" within the "Residential" designation to permit a community and residential care access centre, including limited associated commercial uses, on the subject property.

**Location:**

The lands affected by this Amendment are the front portion of the lands known municipally as 723 Rymal Road West, with an area of approximately 0.7 ha, within the Carpenter Neighbourhood.

**Basis:**

The basis for permitting the community and residential care access centre, including limited associated commercial uses, within the "Residential" area are as follows:

1. The subject lands are located on a major arterial road, at the periphery of the neighbourhood.
2. The community and residential care access centre would provide residential short term and care facilities and medical services, including patient care, assessment and uptake, to the communities of the Hamilton West Mountain, Ancaster and Glanbrook.
3. The proposal includes the adaptive re-use of a heritage dwelling upon the subject lands as a component of the development.

**Actual Changes:**

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.76:





"Notwithstanding the permitted uses set out in Subsection A.2.1 - Residential Uses, for the front portion of the lands known municipally as 723 Rymal Road West, shown on Schedule "B" as SPECIAL POLICY AREA 81, a community residential care access centre including limited associated commercial uses will also be permitted provided that:

- i) The commercial uses will be restricted to:
  - a) A restaurant within the existing heritage dwelling only. There will be no drive through component and the restaurant will not consist entirely of a take out.
  - b) Medical related commercial and medical offices, within the community and residential care access centre, having a maximum floor area of 1350 m<sup>2</sup>.
- ii) The external appearance and character of the existing heritage dwelling will be maintained."

2. The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 81; and,
- "Area 81 refer to Policy A.2.9.3.76" in the legend, as shown on the attached Schedule "B" of this Amendment.

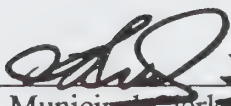
**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 99-057 , passed on the 27<sup>th</sup> day of April , 1999.

The Corporation of the

City of Hamilton

  
 Municipal Clerk


  
 Mayor



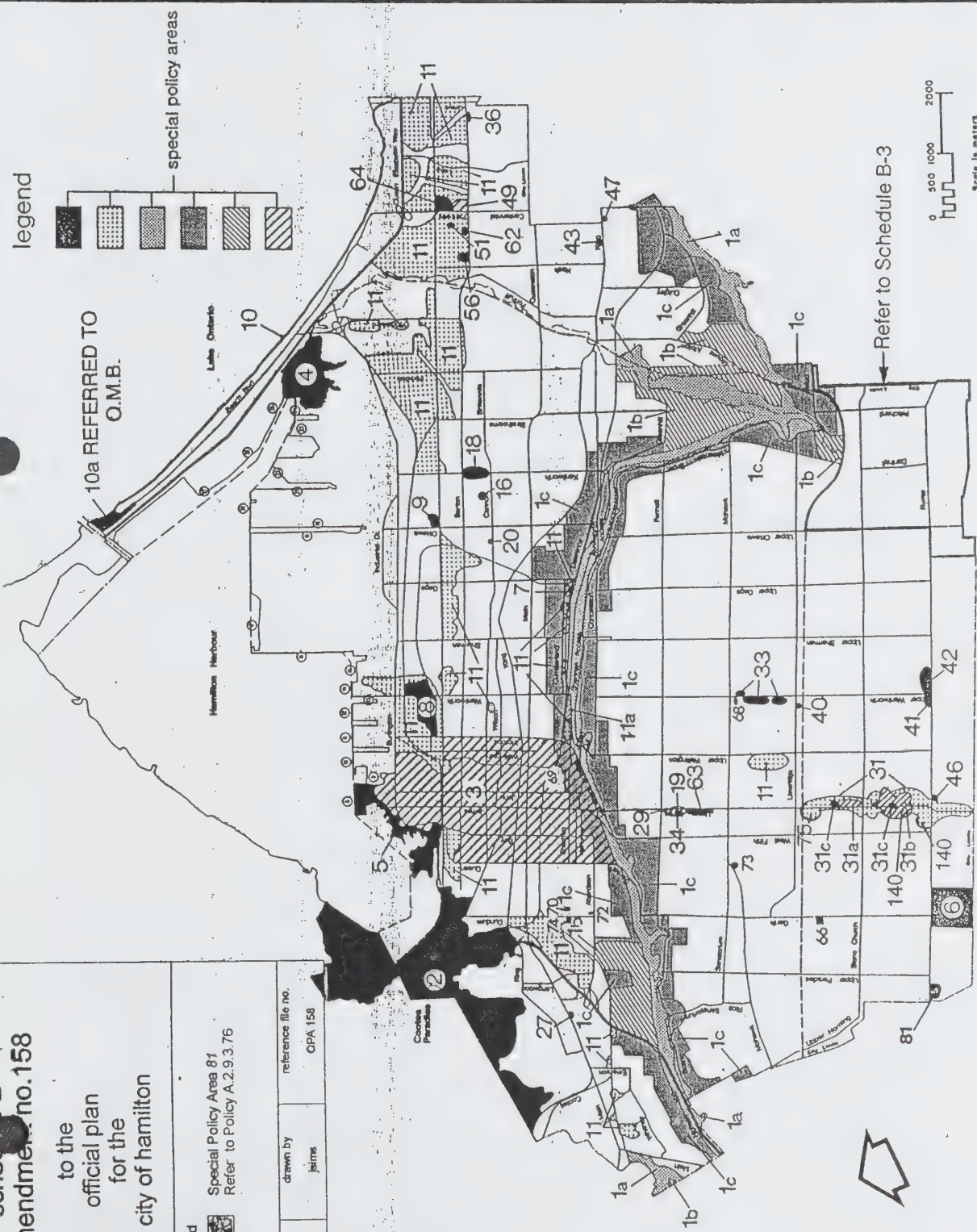
**schedule B**  
**Amendment no.158**

to the  
official plan  
for the  
city of hamilton

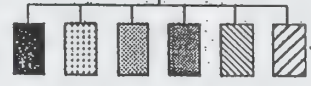


Special Policy Area 81  
Refer to Policy A.2.9.3.76

| date          | drawn by | reference file no. |
|---------------|----------|--------------------|
| February 1989 | james    | OPA 158            |



**legend**



special policy areas

10a REFERRED TO  
O.M.B.

Refer to Schedule B-3



**special policy areas**

| AREA  | REFER TO<br>POLICY | AREA | REFER TO<br>POLICY |
|-------|--------------------|------|--------------------|
| 1(a)  | A.2.9.1.           | 53   | "Deleted"          |
| 1(b)  | A.2.9.1.           | 54   | "Delete"           |
| 1(c)  | A.2.9.1.           | 55   | A.2.9.3.50.        |
| 2     | A.2.9.2.           | 56   | A.2.9.3.51.        |
| 3     | A.2.9.2.           | 57   | A.2.9.3.57.        |
| 4     | A.2.9.3.1.         | 58   | A.2.9.3.58.        |
| 5     | A.2.9.3.2.         | 59   | A.2.9.3.59.        |
| 6     | A.2.9.3.3.         | 60   | A.2.9.3.60.        |
| 7     | A.2.9.3.4.         | 61   | A.2.9.3.61.        |
| 8     | A.2.9.3.5.         | 62   | A.2.9.3.62.        |
| 9     | A.2.9.3.6.         | 63   | A.2.9.3.63.        |
| 10    | A.2.9.3.7.         | 64   | A.2.9.3.64.        |
| 11    | A.2.9.3.8.         | 65   | A.2.9.3.65.        |
| 11(a) | A.2.9.3.9.         | 66   | A.2.9.3.66.        |
| 11(b) | A.2.9.3.10.        | 67   | A.2.9.3.67.        |
| 11(c) | A.2.9.3.11.        | 68   | A.2.9.3.68.        |
| 12    | A.2.9.3.12.        | 69   | A.2.9.3.69.        |
| 13    | A.2.9.3.13.        | 70   | A.2.9.3.70.        |
| 14    | A.2.9.3.14.        | 71   | A.2.9.3.71.        |
| 15    | A.2.9.3.15.        | 72   | A.2.9.3.72.        |
| 16    | A.2.9.3.16.        | 73   | A.2.9.3.73.        |
| 17    | A.2.9.3.17.        | 74   | A.2.9.3.74.        |
| 18    | A.2.9.3.18.        |      |                    |
| 19    | A.2.9.3.19.        |      |                    |
| 20    | A.2.9.3.20.        |      |                    |
| 21    | A.2.9.3.21.        |      |                    |
| 22    | A.2.9.3.22.        |      |                    |
| 23    | A.2.9.3.23.        |      |                    |
| 24    | A.2.9.3.24.        |      |                    |
| 25    | A.2.9.3.25.        |      |                    |
| 26    | A.2.9.3.26.        |      |                    |
| 27    | A.2.9.3.27.        |      |                    |
| 28    | A.2.9.3.28.        |      |                    |
| 29    | A.2.9.3.29.        |      |                    |
| 30    | A.2.9.3.30.        |      |                    |
| 31    | A.2.9.3.31.        |      |                    |
| 31(a) | A.2.9.3.32.        |      |                    |
| 31(b) | A.2.9.3.33.        |      |                    |
| 31(c) | A.2.9.3.34.        |      |                    |
| 32    | A.2.9.3.35.        |      |                    |
| 33    | A.2.9.3.36.        |      |                    |
| 34    | A.2.9.3.37.        |      |                    |
| 35    | A.2.9.3.38.        |      |                    |
| 36    | A.2.9.3.39.        |      |                    |
| 37    | A.2.9.3.40.        |      |                    |
| 38    | A.2.9.3.41.        |      |                    |
| 39    | A.2.9.3.42.        |      |                    |
| 40    | A.2.9.3.43.        |      |                    |
| 41    | A.2.9.3.44.        |      |                    |
| 42    | A.2.9.3.45.        |      |                    |
| 43    | A.2.9.3.46.        |      |                    |
| 44    | A.2.9.3.47.        |      |                    |
| 45    | A.2.9.3.48.        |      |                    |
| 46    | A.2.9.3.49.        |      |                    |
| 47    | A.2.9.3.50.        |      |                    |
| 48    | A.2.9.3.51.        |      |                    |
| 49    | A.2.9.3.52.        |      |                    |
| 50    | A.2.9.3.53.        |      |                    |
| 51    | A.2.9.3.54.        |      |                    |

For other Special Policy Areas  
numbers, refer to Schedules:  
B-1, B-2, and B-3.

**schedule B**  
to the official plan  
for  
the city of Hamilton

99 / 02 / 24



The Corporation of the City of Hamilton

BY-LAW NO. 99- 056

To Adopt:

Official Plan Amendment No. 160

Respecting:

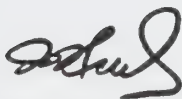
**HERITAGE IMPACT ASSESSMENT**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 160 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 27th day of April

A.D. 1999



MUNICIPAL CLERK



MAYOR



1999 9. R.P.D.C (3)  
OPA 160





**Amendment No. 160**  
**to the**  
**City of Hamilton Official Plan**

The following text, attached hereto, constitutes Official Plan Amendment No. 160.

**Purpose:**

The purpose of this Amendment is to incorporate provisions in the Official Plan to require a Heritage Impact Assessment where heritage resources are affected by major redevelopment and development proposals.

**Basis:**

The basis for the Amendment is that:

1. It provides the City with a mechanism to evaluate and mitigate impacts on heritage resources on the site.
2. It may provide the developer/owner with some alternative suggestions/ designs/ideas that could be incorporated into development/redevelopment applications; and,
3. It has the potential to preserve and perhaps enhance the heritage resources of the site. Incorporation of heritage features would allow for more unique types of development, as well as allowing for the preservation of a part of Hamilton's history

**Actual Changes:**

Subsection C.6 - Heritage Resources is amended by including the following new policies:

- 6.9 A Heritage Impact Assessment may be required by the City for any development or redevelopment, both public and private initiatives, that proposes to erect, demolish or alter buildings or structures on or adjacent to properties that meet one or more of the following criteria:
  - i) The properties are designated under the Ontario Heritage Act or are adjacent to buildings/structures that are designated under the Ontario Heritage Act;



- ii) The buildings/structures are listed on the City's Inventory of Buildings of Architectural and/or Historical Interest or are adjacent to buildings/structures listed on the City's Inventory of Buildings of Architectural and/or Historical Interest;
- iii) The site has or is adjacent to a site that has open spaces, vistas or cultural heritage landscapes that are listed on the Cultural Landscape Resources Inventory approved by the Local Architectural Conservation Advisory Committee (LACAC); or,
- iv) The properties are within or adjacent to a Heritage Conservation District.

- 6.10 The Heritage Impact Assessment will be processed simultaneously with the development or building permit applications are submitted to the City. The Heritage Impact Assessment will be reviewed by the Local Architectural Conservation Advisory Committee (LACAC) and any decisions will be delayed until such time as the review is completed by LACAC.
- 6.11 The Heritage Impact Assessment will contain the information detailed in the Heritage Impact Assessment Guidelines. These guidelines will be approved by City Council and any amendments to the Guidelines will require Council approval.
- 6.12 Where an environmental assessment for a proposal is processed under federal or provincial environmental assessment regulations, that assessment will be considered as fulfilling the Heritage Impact Assessment under policy 6.9, provided a professional assessment of the architectural, historical, archaeological and/or landscape value is included.





**Implementation:**

The provisions of Section D – Implementation of the Official Plan will apply to this Amendment.

This is Schedule "1" to By-law No. 99- 056 , passed on the 27th day of April, 1999.

The Corporation of the  
City of Hamilton



A handwritten signature in cursive script, written over a horizontal line.

Municipal Clerk

A handwritten signature in cursive script, written over a horizontal line.

Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 98- 307

To Repeal By-law No. 98-294  
To Adopt Official Plan Amendment No. 157

Respecting:

LANDS AND WATER LOCATED WEST OF EASTPORT DRIVE AND SOUTH OF  
PIER 25 (WINDERMERE BASIN)

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No.98-294 on the 24<sup>th</sup> day of November, 1998 to adopt Official Plan Amendment No. 157 respecting lands and water located west of Eastport Drive and south of Pier 25 (Windermere Basin);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section of the 23<sup>rd</sup> Report of the Planning and Development Committee at its meeting held on the 8<sup>th</sup> day of December, 1998, recommended that By-law No. 98-294 be repealed.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 98-294 is hereby repealed.

PASSED this 8th day of December A.D. 1998



MUNICIPAL CLERK



MAYOR



The Corporation of the City of Hamilton

BY-LAW NO. 98- 294

To Adopt:

Official Plan Amendment No. 157

Respecting:

**LANDS AND WATER LOCATED WEST OF EASTPORT DRIVE AND SOUTH OF  
PIER 25 (WINDERMERE BASIN)**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 157 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 24th day of November

A.D. 1998



CLERK



MAYOR

1998 20. R.P.D.C (14a), November 24  
OPA 157





## **Amendment No. 157**

to the

### **City of Hamilton Official Plan**

The following text together with Schedule "A" – Land Use Concept, constitutes Official Plan Amendment No. 157 .

#### **Purpose and Location:**

The purpose of this Amendment is to redesignate land and water from "Special Policy Area: Windermere Basin" to "Open Space" and "Open Water", for lands and water located west of Eastport Drive, and south of Pier 25, and known as Windermere Basin.

#### **Basis:**

The basis for the redesignating the area for open space and open water uses is as follows:

- 1) the high visibility and accessibility of the subject area provide opportunities to improve the City's image by developing the lands for open space and low intensity cultural/recreational activities which will allow a more natural and "softer" landscape treatment;
- 2) there are a number of environmental considerations/constraints, which support the need to protect and enhance the environmental qualities of the area;
- 3) it is the last remaining open space opportunity on the south side of Hamilton Harbour;
- 4) the preliminary estimates indicate there is an adequate supply of land available in the City for heavy industry;
- 5) the area has no dockwall, therefore it is less attractive for shipping and navigation uses;
- 6) the location is central to a Provincial trail system including the Red Hill Creek Trail, Bruce Trail and Lake Ontario Waterfront Trail;
- 7) the open space uses will have less impact on nearby residential uses and will act as a buffer between the heavy industrial uses in the central Bayfront and the residential uses to the north and south; and,
- 8) the Basin is the mouth of the Red Hill Creek and provides an area to collect sediments from the up stream flow of the Creek.



### Actual Changes:

1. Schedule "A" - Land Use Concept of the Official Plan be revised by:
  - a) redesignating the subject area from "Special Policy Area: Windermere Basin" to "Open Space" and "Open Water"; and,
  - b) deleting "Special Policy Area: Windermere Basin" from the legend.
2. Subsection A.2.5 – Open Water be revised by adding a new policy as follows:

"A.2.5.4 Notwithstanding the designation of Windermere Basin as OPEN WATER and subject to policy A.2.9.3.2, the preferable uses for Windermere Basin are for aesthetic, ecological and scientific activities."
3. Delete Policy A.2.9.3.2 and replace with the following:

"A.2.9.3.2 The following policies apply to the area designated as "Open Space" and "Open Water" on Schedule "A", and shown on Schedule "B" as SPECIAL POLICY AREA 4:

  - i) In addition to the permitted uses set out in Subsection A.2.4 - Open Space Uses, a visitor centre, museum, trail centre and information centre uses will also be permitted;
  - ii) It is recognized there is the potential for site contamination on the lands designated "Open Space" and accordingly, a Record of Site Condition will be required to be submitted to the Region and the Province prior to approval of any development;
  - iii) An Environmental Impact Statement will be required prior to any development to evaluate the impacts of the proposal on the existing Environmentally Significant Areas and determine the impacts of encouraging habitat given present soil and water quality concerns; and,
  - iv) Urban design guidelines for the area will be prepared based on the following basic principles:





- a) Windermere Basin is a special area with wildlife and fish habitats. Accordingly, a minimum 9 m "landscape buffer" should be established around the entire edge Windermere Basin to enhance the wildlife and fish habitat and provide the potential for trails. The buffer could enhance the views of the area.
- b) Structures should be designed with architectural interest and be enhanced by landscaping. Buildings should be sited to provide interesting views and, where possible, enhance vistas and focal points.
- c) Street plantings and maintenance will add to the image of the area.

**Implementation:**

A Zoning By-law Amendment will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 98-294, passed on the 24th day of November, 1998.

The Corporation of the  
City of Hamilton



Clerk



Mayor









The Corporation of the City of Hamilton

BY-LAW NO. 98- 293

To Adopt:

Official Plan Amendment No. 152

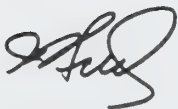
Respecting:

**LANDS LOCATED AT 2434 BARTON STREET EAST  
WITHIN THE KENTLEY NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 152 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this 24th day of November A.D. 1998



CLERK



MAYOR

(1998) 17 R.P.D.C. (1), October 13  
FDJ Holdings Inc., Owner  
ZAC-98-23/2434 Barton Street East





## **Amendment No. 152**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A" - Land Use Concept of the Official Plan, attached hereto, constitute Official Plan Amendment No. 152.

#### **Purpose:**

The purpose of this Amendment is to redesignate a parcel of land from "Residential" to "Commercial" to permit commercial uses in conjunction with the existing building at 2434 Barton Street East.

#### **Location:**

The lands affected by this Amendment are located at the rear of the property known municipally as 2434 Barton Street East, within the Kentley Neighbourhood.

#### **Basis:**

The basis for permitting commercial uses in conjunction with the existing building at 2434 Barton Street East, is as follows:

- 1) In tandem with the other components of the overall development proposal, a more clear consolidation and delineation of the various land uses will occur; and,
- 2) The overall development will blend harmoniously with the existing streetscape and act as a complementary part of the neighbourhood.

#### **Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised be re-designating the rear portion of the parcel of land known municipally as 2434 Barton Street East from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.



Implementation:

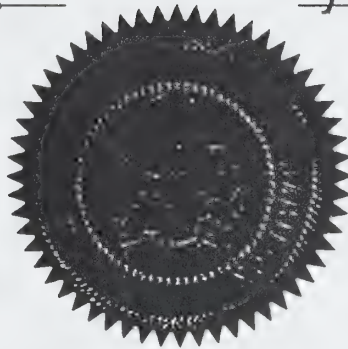
A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 293 , passed on the 24 day of NOVEMBER 1998

The Corporation of the  
City of Hamilton

  
Clerk

  
Mayor







Reference File NC  
QPA 152



The Corporation of the City of Hamilton

BY-LAW NO. 98- 283

To Adopt:

Official Plan Amendment No. 155

Respecting:

**NOTIFICATION AND PUBLIC PARTICIPATION PROCEDURES**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 155 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 10th day of November

A.D. 1998



CITY CLERK



MAYOR



**Amendment No. 155**  
**to the**  
**City of Hamilton Official Plan**

The following text, attached hereto, constitutes Official Plan Amendment No. 155.

**Purpose:**

The purpose of this Amendment is to reflect recent changes to the Planning Act Legislation respecting public notification procedures.

**Basis:**

The basis for the Amendment is to bring the Official Plan into conformity with the Planning Act

**Actual Changes:**

Subsection D.9 – Notification and Public Participation Procedure is amended by deleting Policies D.9.1 ii) and iii) and replacing them with the following new policies:

- i) Subsection D.9 – Notification and Public Participation Procedures is amended by deleting Policies D.9.1 ii) and iii) and replacing them with the following new policies:
  - "D.9.1 ii) Notification of public meeting(s) for the adoption of the Official Plan and Amendments, changes to the Zoning By-law, Plans of Subdivision and Community Improvement Plans will be given to the public at least 17 days prior to the date of the meeting (s) and the notice will be given in accordance with the applicable requirements of the Planning Act regulations.
  - D.9.1. iii) Council decisions will take place a minimum of 17 days from the time the first notification is given, for Planning Act applications/procedures identified in Policy D.9.1. ii).





- D.9.1 iv) Where a notice of public meeting or written notice of an application is required for Planning Act application, other than those identified in Policy D.9.2.ii), notice will be given in accordance with the applicable requirements of the Planning Act
- D.9.1. vi) Notice of the intention of the passing of an amending by-law to remove a holding symbol will be given in accordance with the applicable requirements of the Planning Act.
- D.9.1.v) Notice of the passing of an Interim Control By-law will be given in accordance with the applicable requirements of the Planning Act."

Implementation:

The provisions of Section D – Implementation of the Official Plan will apply to this Amendment.

This is Schedule "1" to By-law No. 98- 283 , passed on the 10th day of November, 1998.

The Corporation of the

City of Hamilton



  
City Clerk

  
Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 98- 267

To Adopt:

Official Plan Amendment No. 154

Respecting:

**LANDS LOCATED AT 537 QUEENSTON ROAD  
WITHIN THE KENTLEY NEIGHBOURHOOD**

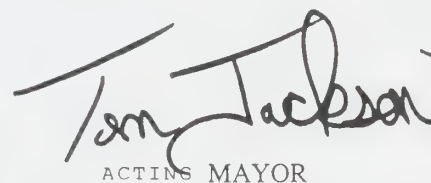
The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 154 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 27th day of October A.D. 1998.



ACTING CITY CLERK



ACTING MAYOR

(1998) 15 R.P.D.C. (2), September 29  
Marco Ramelli and Mukesh Patel, Owner  
ZAC-98-27/537 Queenston Road



## **Amendment No. 154**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 154.

#### **Purpose:**

The purpose of this Amendment is to establish a Special Policy Area for 537 Queenston Road to permit a naturopathic clinic within the "Residential" designation.

#### **Location:**

The lands affected by this Amendment are situated on the north side of Queenston Road, east of the Red Hill Creek Valley, and known municipally as No. 537 Queenston Road, within the Kentley Neighbourhood.

#### **Basis:**

The basis for the Special Policy Area to permit a naturopathic clinic within the existing building at 537 Queenston Road is as follows:

- 1) the naturopathic clinic is located on a major arterial road; and,
- 2) the nature and operational characteristics of the naturopathic clinic use is similar to other existing land uses along Queenston Road.

#### **Actual Changes:**

- 1) Schedule "B" - Special Policy Areas be revised by adding the subject lands as Special Policy Area 79, as shown on the attached Schedule "B" of this Amendment; and,





- 2) Section A.2.9.3 be amended by adding the following as Policy A.2.9.3.74:

"Notwithstanding Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 79, and known municipally as 537 Queenston Road, a naturopathic clinic will be permitted within the existing building.

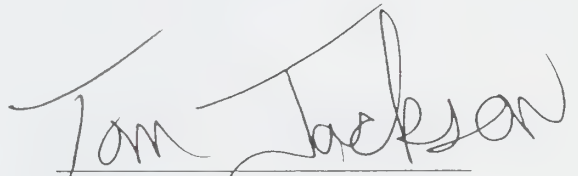
**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98-267, passed on the 27<sup>th</sup> day of October, 1998.

The Corporation of the  
City of Hamilton

  
Acting City Clerk

  
Acting Mayor





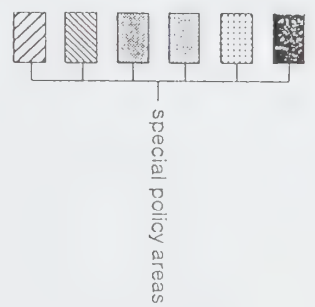
# Schedule "B" Amendment No.154 to the Official Plan for the City of Hamilton

Legend  
Proposed change:  
Add Special Policy Area 79  
Refer to Policy A.2.9.3.74

Date  
September 1998  
Drawn by  
F. Angelis  
Reference File No  
OPA 154



## Legend



## special policy areas

| AREA | REFER TO POLICY | AREA | REFER TO POLICY |
|------|-----------------|------|-----------------|
| 11a  | A.2.9.1         | 50   | "Deleted"       |
| 11b  | A.2.9.1         | 54   | "Deleted"       |
| 11c  | A.2.9.1         | 55   | A.2.9.3.50      |
| 2    | A.2.9.3         | 56   | A.2.9.3.51      |
| 3    | A.2.9.3         | 57   | A.2.9.3.52      |
| 4    | A.2.9.3.1       | 58   | A.2.9.3.53      |
| 5    | A.2.9.3.2       | 59   | A.2.9.3.54      |
| 6    | A.2.9.3.3       | 60   | A.2.9.3.55      |
| 7    | A.2.9.3.4       | 61   | A.2.9.3.56      |
| 8    | A.2.9.3.5       | 62   | A.2.9.3.57      |
| 9    | A.2.9.3.6       | 63   | A.2.9.3.58      |
| 10   | A.2.9.3.7       | 64   | A.2.9.3.59      |
| 11   | A.2.9.3.8       | 65   | A.2.9.3.60      |
| 12   | A.2.9.3.9       | 66   | A.2.9.3.61      |
| 13   | A.2.9.3.10      | 67   | A.2.9.3.62      |
| 14   | A.2.9.3.11      | 68   | A.2.9.3.63      |
| 15   | A.2.9.3.12      | 69   | A.2.9.3.64      |
| 16   | A.2.9.3.13      | 70   | A.2.9.3.65      |
| 17   | A.2.9.3.14      | 71   | A.2.9.3.66      |
| 18   | A.2.9.3.15      | 72   | A.2.9.3.67      |
| 19   | A.2.9.3.16      | 73   | A.2.9.3.68      |
| 20   | A.2.9.3.17      | 74   | A.2.9.3.69      |
| 21   | A.2.9.3.18      |      |                 |
| 22   | A.2.9.3.19      |      |                 |
| 23   | A.2.9.3.20      |      |                 |
| 24   | A.2.9.3.21      |      |                 |
| 25   | A.2.9.3.22      |      |                 |
| 26   | A.2.9.3.23      |      |                 |
| 27   | A.2.9.3.24      |      |                 |
| 28   | A.2.9.3.25      |      |                 |
| 29   | A.2.9.3.26      |      |                 |
| 30   | A.2.9.3.27      |      |                 |
| 31   | A.2.9.3.28      |      |                 |
| 32   | A.2.9.3.29      |      |                 |
| 33   | A.2.9.3.30      |      |                 |
| 34   | A.2.9.3.31      |      |                 |
| 35   | A.2.9.3.32      |      |                 |
| 36   | A.2.9.3.33      |      |                 |
| 37   | A.2.9.3.34      |      |                 |
| 38   | A.2.9.3.35      |      |                 |
| 39   | A.2.9.3.36      |      |                 |
| 40   | A.2.9.3.37      |      |                 |
| 41   | A.2.9.3.38      |      |                 |
| 42   | A.2.9.3.39      |      |                 |
| 43   | A.2.9.3.40      |      |                 |
| 44   | A.2.9.3.41      |      |                 |
| 45   | A.2.9.3.42      |      |                 |
| 46   | A.2.9.3.43      |      |                 |
| 47   | A.2.9.3.44      |      |                 |
| 48   | A.2.9.3.45      |      |                 |
| 49   | A.2.9.3.46      |      |                 |
| 50   | A.2.9.3.47      |      |                 |
| 51   | A.2.9.3.48      |      |                 |

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

schedule B  
to the official plan  
of the city of Hamilton

38 01 23



The Corporation of the City of Hamilton

BY-LAW NO. 98- 260

To Adopt:

Official Plan Amendment No. 150

Respecting:

**LANDS LOCATED AT 852 UPPER WENTWORTH STREET  
WITHIN THE BRULEVILLE NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 150 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 13th day of October

A.D. 1998



CITY CLERK



MAYOR

(1998) 11 R.P.D.C. 8A, May 26  
Nicola and Rosalba Clarizio, Owners  
ZAR-97-33/852 Upper Wentworth Street





## **Amendment No. 150**

**to the**

### **City of Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. 150.

#### **Purpose:**

The purpose of this Amendment is to modify "Special Policy Area 68" for 852 Upper Wentworth Street, to permit only limited commercial uses within the existing building, located within the "Residential" designation.

#### **Location:**

The lands affected by this Amendment are known municipally as 852 Upper Wentworth Street, within the Bruleville Neighbourhood.

#### **Basis:**

The basis for permitting only limited commercial uses within the existing building is as follows:

- 1) The subject lands are located on a major arterial roadway;
- 2) The proposed uses recognize the existing commercial uses within the building, which are proposed to be expanded further. This is acceptable, as long as the types of commercial uses are limited, and the existing building is retained; and,
- 3) The proposed limited commercial development would be compatible with existing development in the surrounding area, which includes medical and dental offices, apartments and commercial. In addition, the lands to the north are designated "Commercial/Residential Conversion".

#### **Actual Change:**

- 1) The following revision be made to Subsection A.2.9.3 - Other Policy Areas, within Policy A.2.9.3.63:



- Delete the words "general offices and home improvements uses will be permitted";
- Replace the words "only limited commercial uses within the existing building will be permitted".

As a result, the revised Policy A.2.9.3.63 will read as follows:

"In addition to the permitted uses set out in Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 68, and located at 852 Upper Wentworth Street, only limited commercial uses within the existing building will be permitted."

**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 260 , passed on the 13<sup>th</sup> day of October , 1998.

The Corporation of the  
City of Hamilton

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 98-257

To Adopt:

Official Plan Amendment No. 153

Respecting:

**LANDS LOCATED AT 27 DUNDURN STREET NORTH  
WITHIN THE STRATHCONA NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 153 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 13th

day of October

A.D. 1998



CITY CLERK



MAYOR

(1998) 15 R.P.D.C.1, September 29  
Hugh Macleod, Owner  
ZAC-98-18/27 Dundurn St. N.





## **Amendment No. 153**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 153.

#### **Purpose:**

The purpose of this Amendment is to establish "Special Policy Area 78" for 27 Dundurn Street North, to permit limited commercial uses within the "Residential" designation.

#### **Location:**

The lands affected by this Amendment are known municipally as 27 Dundurn Street North, within the Strathcona Neighbourhood.

#### **Basis:**

The basis for permitting only limited commercial uses within the existing building is as follows:

- 1) The proposed use would allow for adaptive reuse of the existing building, which is listed on the City's inventory of architecturally and/or historically significant buildings; and,
- 2) The subject lands are located on an arterial roadway.

#### **Actual Change:**

- 1) Schedule "B" - Special Policy Areas be revised by adding the subject lands as Special Policy Area 78, as shown on the attached Schedule "B" of this Amendment; and,
- 2) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.73:



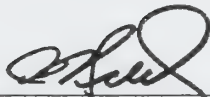
"In addition to the permitted uses set out in Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 78, and located at 27 Dundurn Street North, limited commercial uses will be permitted within the existing building."

**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 257 , passed on the 13<sup>th</sup> day of October , 1998.

**The Corporation of the  
City of Hamilton**

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Mayor



# Schedule "B" Amendment No.153 to the Official Plan for the City of Hamilton

## Legend

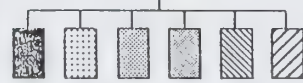
Special Policy Area 78  
Refer to Policy A.29.3.73

Date  
September 1998

Drawn by  
F. Angella

Reference File No.  
OPA 153

## Legend



10a REFERRED TO  
O.M.B.

special policy areas

## special policy areas

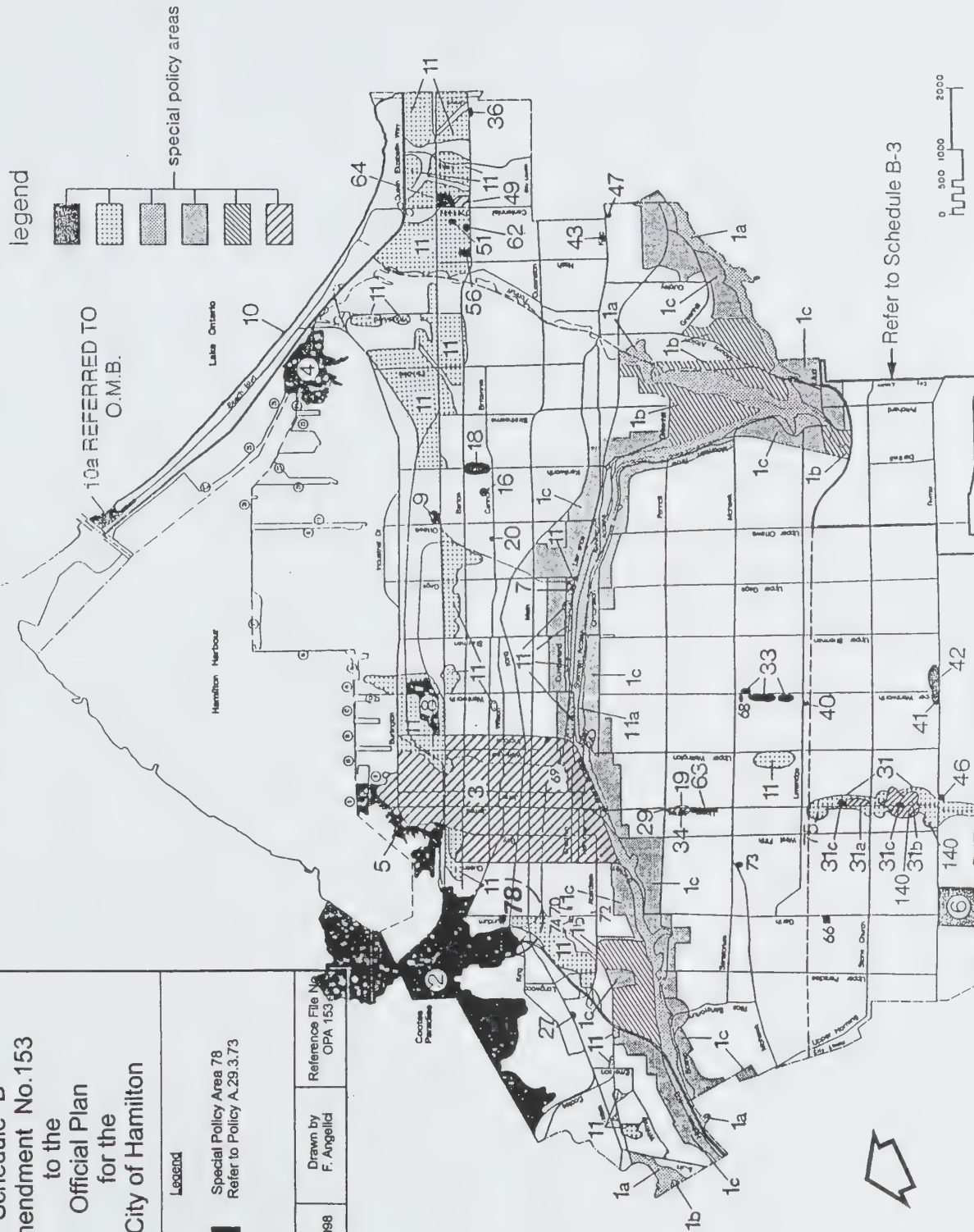
| AREA  | REFER TO<br>POLICY | AREA<br>POLICY |
|-------|--------------------|----------------|
| 1(a)  | A.2.9.1.           | "Deleted"      |
| 1(b)  | A.2.9.1.           | "Deleted"      |
| 1(c)  | A.2.9.1.           | "Deleted"      |
| 2     | A.2.9.2.           | A.2.9.2.50.    |
| 3     | A.2.9.3.           | A.2.9.3.51.    |
| 4     | A.2.9.3.           | A.2.9.3.57.    |
| 5     | A.2.9.3.1.         | A.2.9.3.58.    |
| 6     | A.2.9.3.2.         | A.2.9.3.59.    |
| 7     | A.2.9.3.3.         | A.2.9.3.60.    |
| 8     | A.2.9.3.4.         | A.2.9.3.61.    |
| 9     | A.2.9.3.5.         | A.2.9.3.62.    |
| 10    | A.2.9.3.6.         | A.2.9.3.63.    |
| 11    | A.2.9.3.7.         | A.2.9.3.64.    |
| 11(a) | A.2.9.3.8.         | A.2.9.3.65.    |
| 11(b) | A.2.9.3.9.         | A.2.9.3.66.    |
| 11(c) | A.2.9.3.10.        | A.2.9.3.67.    |
| 12    | A.2.9.3.11.        | A.2.9.3.68.    |
| 13    | A.2.9.3.12.        | A.2.9.3.69.    |
| 14    | A.2.9.3.13.        | A.2.9.3.70.    |
| 15    | A.2.9.3.14.        | A.2.9.3.71.    |
| 16    | A.2.9.3.15.        | A.2.9.3.72.    |
| 17    | A.2.9.3.16.        | A.2.9.3.73.    |
| 18    | A.2.9.3.17.        | A.2.9.3.74.    |
| 19    | A.2.9.3.18.        | A.2.9.3.75.    |
| 20    | A.2.9.3.19.        | A.2.9.3.76.    |
| 21    | A.2.9.3.20.        | A.2.9.3.77.    |
| 22    | A.2.9.3.21.        | A.2.9.3.78.    |
| 23    | A.2.9.3.22.        | A.2.9.3.79.    |
| 24    | A.2.9.3.23.        | A.2.9.3.80.    |
| 25    | A.2.9.3.24.        | A.2.9.3.81.    |
| 26    | A.2.9.3.25.        | A.2.9.3.82.    |
| 27    | A.2.9.3.26.        | A.2.9.3.83.    |
| 28    | A.2.9.3.27.        | A.2.9.3.84.    |
| 29    | A.2.9.3.28.        | A.2.9.3.85.    |
| 30    | A.2.9.3.29.        | A.2.9.3.86.    |
| 31(a) | A.2.9.3.30.        | A.2.9.3.87.    |
| 31(b) | A.2.9.3.31.        | A.2.9.3.88.    |
| 31(c) | A.2.9.3.32.        | A.2.9.3.89.    |
| 32    | A.2.9.3.33.        | A.2.9.3.90.    |
| 33    | A.2.9.3.34.        | A.2.9.3.91.    |
| 34    | A.2.9.3.35.        | A.2.9.3.92.    |
| 35    | A.2.9.3.36.        | A.2.9.3.93.    |
| 36    | A.2.9.3.37.        | A.2.9.3.94.    |
| 37    | A.2.9.3.38.        | A.2.9.3.95.    |
| 38    | A.2.9.3.39.        | A.2.9.3.96.    |
| 39    | A.2.9.3.40.        | A.2.9.3.97.    |
| 40    | A.2.9.3.41.        | A.2.9.3.98.    |
| 41    | A.2.9.3.42.        | A.2.9.3.99.    |
| 42    | A.2.9.3.43.        | A.2.9.4.00.    |
| 43    | A.2.9.3.44.        | A.2.9.4.01.    |
| 44    | A.2.9.3.45.        | A.2.9.4.02.    |
| 45    | A.2.9.3.46.        | A.2.9.4.03.    |
| 46    | A.2.9.3.47.        | A.2.9.4.04.    |
| 47    | A.2.9.3.48.        | A.2.9.4.05.    |
| 48    | A.2.9.3.49.        | A.2.9.4.06.    |
| 49    | A.2.9.3.50.        | A.2.9.4.07.    |
| 50    | A.2.9.3.51.        | A.2.9.4.08.    |
| 51    | A.2.9.3.52.        | A.2.9.4.09.    |

For other Special Policy Areas  
numbers, refer to Schedules:  
B-1, B-2, and B-3.

## schedule B

to the official plan  
for  
the city of Hamilton

98 01 28



Refer to Schedule B-3





The Corporation of the City of Hamilton

BY-LAW NO. 98-197

To Adopt:

Official Plan Amendment No. 151

Respecting:

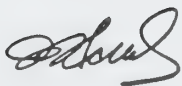
**PROTECTION OF THE RENTAL HOUSING STOCK  
WITHIN THE CITY OF HAMILTON**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 151 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 7th day of July

A.D. 1998



CITY CLERK



MAYOR



**Amendment No. 151**  
**to the**  
**City of Hamilton Official Plan**

**Purpose:**

The purpose of this Amendment is to establish policies in the Official Plan to protect the supply of rental housing.

**Location:**

This is a general Amendment to the Plan and will be applicable to the entire City of Hamilton.

**Basis:**

The basis for this Amendment is to protect the supply of the rental housing stock of apartment buildings and townhouse complexes with six units or more within the City. This is to be accomplished by identifying criteria under which conversions to condominium and demolitions can occur. These criteria include the following:

- 1) Maintaining a rental vacancy rate of at least 2.0% in the City of Hamilton and respective local housing market zone. A vacancy rate of between 2.0% and 3.0% is considered by Canada Mortgage and Housing Corporation as indicative of a healthy, competitive rental marketplace;
- 2) Identifying the impact (i.e., changes to the rental vacancy rate) of the removal of these rental units from the rental housing stock;
- 3) Ensuring the market rents of occupied units within the building/complex are not below the overall average of market rents for occupied units across the City of Hamilton by structure/dwelling type and bedroom type.
- 4) For proposed demolitions, requiring structural audits to determine if the building is structurally unsound or satisfy the rental vacancy rate and average market rent criteria; and,
- 5) Introducing a new schedule to delineate the specific local housing market zones to assist in the evaluation of proposed conversions to condominium or demolitions.



Actual Changes:

1. The following new policies be added to Subsection C.7 - Residential Environment and Housing Policy:

- C.7.11 To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment and/or townhouse units comprised of six or more units will be permitted provided all of the following criteria are met:
- i) the rental vacancy rate by dwelling/structure type for the City and the respective local housing market zone has been at or above 2.0% for the preceding twenty-four (24) months;
  - ii) the proposed conversion will not reduce the rental vacancy rate by dwelling/structure type to below 2.0% for the City and the respective local housing market zone;
  - iii) the existing market rent levels for the units proposed to be converted are not significantly below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling/structure type.
- C.7.12 Demolition of rental apartment and/or townhouse units comprised of six or more units will be permitted provided one of the following criteria is met:
- i) the building is determined to be structurally unsound through the submission of a structural audit, prepared by a qualified professional, and such audit is deemed acceptable by the City; or,
  - ii) the criteria as set out in Policy C.7.11.
- C.7.13
- i) For the purposes of policies C.7.11 and C.7.12, the statistical data used for vacancy rates, rent charges, dwelling/structure types will be determined by the Canada Mortgage and Housing Corporation (CMHC).
  - ii) Schedule "K" identifies the following local housing market zones for purposes of analyzing the Hamilton housing market:
    - a) Downtown/Central Hamilton
    - b) Central East Hamilton
    - c) East Hamilton
    - d) West Hamilton





e) Hamilton Mountain

2. The Schedule "K" - Local Housing Market Zones be incorporated into the Official Plan.

Implementation:

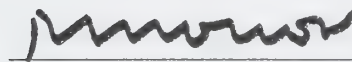
The provisions of Section D - Implementation of the Official Plan will apply.

This is Schedule "1" to By-law No. 98- 197 , passed on the 7<sup>th</sup> day of July , 1998.

The Corporation of the

City of Hamilton

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor





# Local Housing Market Zones

- A** Downtown / Central Hamilton
- B** Central East Hamilton
- C** East Hamilton
- D** West Hamilton
- E** Hamilton Mountain

## schedule K

to the official plan  
for  
the city of hamilton

98 04 08



amendment no. 151  
to the  
official plan  
for the  
city of hamilton

Legend  
to add new schedule  
to the official plan

| Date | Drawn by | Reference File No. |
|------|----------|--------------------|
|      |          |                    |



The Corporation of the City of Hamilton

BY-LAW NO. 98- 150

To Adopt:

Official Plan Amendment No. 149

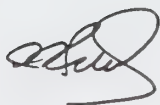
Respecting:

**LANDS LOCATED AT 10 DARTNALL ROAD  
WITHIN THE HANNON NORTH NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 149 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 26<sup>th</sup> day of May A.D. 1998



CITY CLERK



MAYOR

(1998) 8 R.P.D.C. 1(a), April 28  
1023942 Ontario Inc./Country Depot, Owner  
ZAC-98-06/10 Dartnall Road





**Amendment No. 149**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "B-3"- Other Special Policy Areas of the Official Plan, attached hereto, constitute Official Plan Amendment No. 149.

**Purpose:**

The purpose of this Amendment is to establish a Special Policy Area in the East Mountain Industrial Business Park to permit a garden centre and related uses.

**Location:**

The lands affected by this Amendment are known municipally as No. 10 Dartnall Road, located in the East Mountain Industrial Business Park.

**Basis:**

The basis for the Special Policy Area is as follows:

- 1) It is compatible with the commercial and industrial uses to the north and south of the property.
- 2) It is suitably located on an arterial road.
- 3) It is similar to other development permitted in the East Mountain Industrial Business Park.

**Actual Changes:**

1. Schedule "B-3" - OTHER SPECIAL POLICY AREAS of the Official Plan be revised by adding the subject subject lands as Special Policy Area 77, as shown on the attached Schedule "B-3" to this amendment.
2. Subsection A.2.9.3 - Other Policy Areas be revised by adding Policy A.2.9.3.72 which reads as follows:

"Notwithstanding the permitted uses set out in Subsection A.2.3 - INDUSTRIAL USES and Subsection A.2.9.3.9 - OTHER POLICY AREAS, for those lands within the area



shown on Schedule "B-3" as SPECIAL POLICY AREA 77 and known municipally as No. 10 Dartnall Road, a garden centre and related uses shall be permitted.

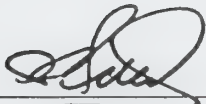
**Implementation:**

A Zoning By-law Amendment and Site Plan will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 98- 150 , passed on the 26<sup>th</sup> day of May , 1998.

The Corporation of the

City of Hamilton



City Clerk



Mayor



schedule B-3  
amendment no. 149  
to the  
official plan  
for the  
city of hamilton

| Legend                                                                              |                               |                              |
|-------------------------------------------------------------------------------------|-------------------------------|------------------------------|
|  | Add Special Policy<br>Area 77 | reference line no<br>CHM 144 |
| DATE<br>MAY 1998                                                                    | DRAWN BY<br>F.A.              |                              |



other Special  
Policy Areas



other special  
policy areas  
(East Mountain Industrial-Business Park)

REFER TO  
POLICY

|            |           |
|------------|-----------|
| Area 1(a)  | A2.9.1    |
| Area 1(b)  | A2.9.1    |
| Area 1(c)  | A2.9.1    |
| Area 11    | A2.9.3.9  |
| Area 11(a) | A2.9.3.9  |
| Area 26    | A2.9.3.21 |
| Area 30    | A2.9.3.25 |
| Area 32    | A2.9.3.27 |
| Area 35    | A2.9.3.30 |
| Area 45    | A2.9.3.40 |
| Area 50    | A2.9.3.45 |
| Area 52    | A2.9.3.47 |
| Area 55    | A2.9.3.50 |
| Area 77    | A2.9.3.72 |

schedule B-3  
to the official plan  
for  
the City of Hamilton





The Corporation of the City of Hamilton

BY-LAW NO. 98- 129

To Adopt:

Official Plan Amendment No. 147

Respecting:

**LANDS LOCATED AT 135 FENNELL AVENUE WEST  
WITHIN THE BUCHANAN NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 147 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 28th day of April

A.D. 1998



CITY CLERK



MAYOR

(1998) 5 R.P.D.C.(3.a) , March 10  
Mohawk College, Owner  
OPA-147



**Amendment No. 147**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule B, attached hereto, constitute Official Plan Amendment No. 147.

**Purpose:**

The purpose of this Amendment is to establish a "Special Policy Area" within the "Major Institutional" designation to permit a private recreational facility on a portion of the subject lands.

**Location:**

The lands affected by this Amendment are a portion of the lands known municipally as No. 135 Fennell Avenue West (Mohawk College), within the Buchanan Neighbourhood.

**Basis:**

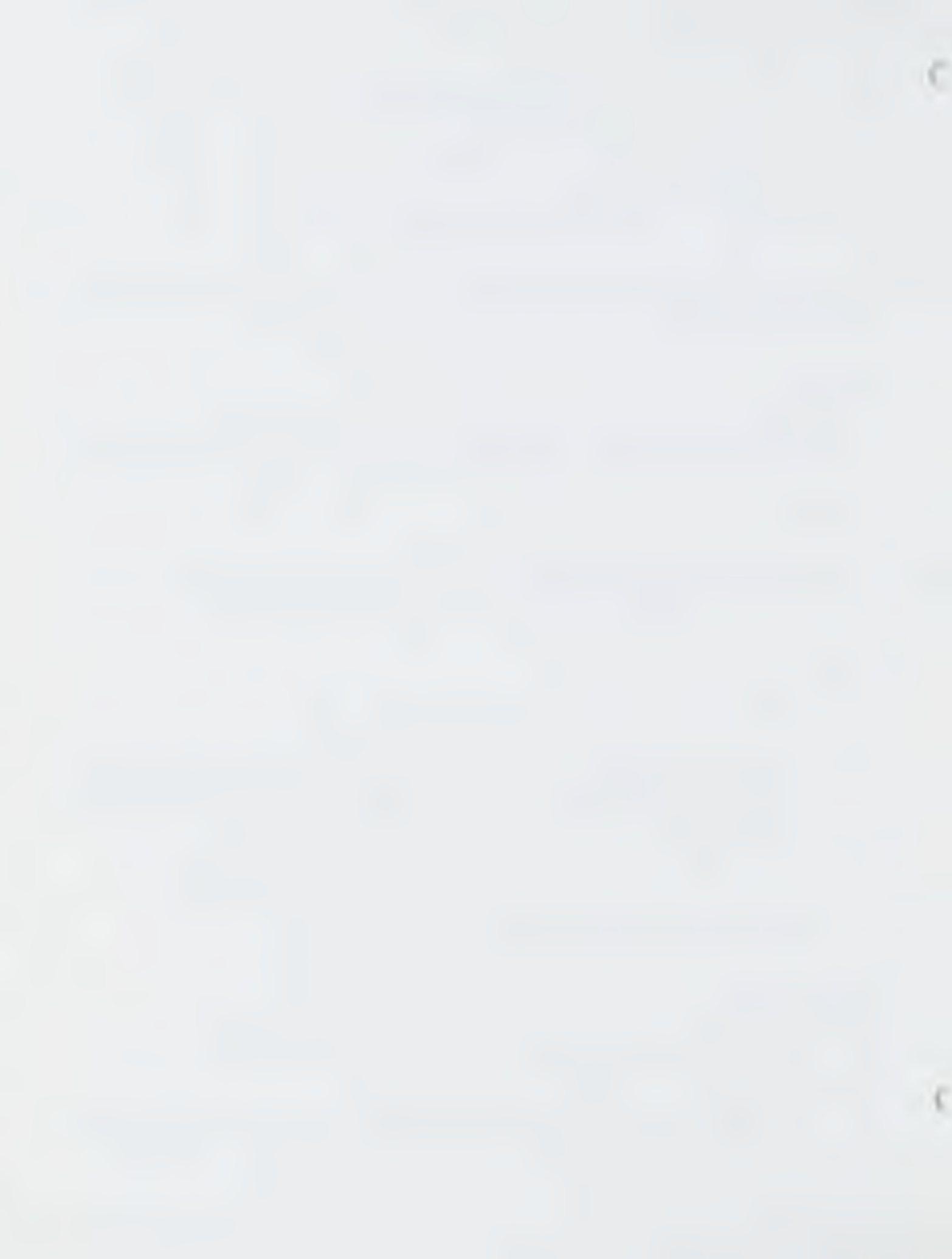
The basis for permitting the private recreational facility is:

- 1) there is a tennis bubble which has existed on the lands since 1977 and due to its deteriorating condition will be replaced a newer facility. In this regard, the land use will remain the same but the facility will be run privately rather than as public facility run by Mohawk College;
- 2) it complements the institutional and residential land use in the area; and,
- 3) it provides for recreational opportunities in the community.

**Actual Changes:**

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.71:

"In addition to the permitted uses set out in Subsection A.2.6 - Major Institutional Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 76, and located on



lands municipally known as 135 Fennell Avenue West (Mohawk College), a private recreational facility shall be permitted on a portion of the lands of Mohawk College.

2. The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 76; and;
- "Area 76 refer to Policy A.2.9.3.71" in the legend, as shown on the attached Schedule "B" of this Amendment.

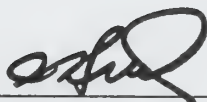
**Implementation:**

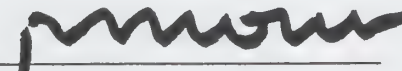
A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98-129 , passed on the 28<sup>th</sup> day of April , 1998.

The Corporation of the

City of Hamilton

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor







The Corporation of the City of Hamilton

BY-LAW NO. 98- 126

To Adopt:

Official Plan Amendment No. 148

Respecting:

LANDS LOCATED AT 1317 UPPER JAMES STREET  
WITHIN THE JEROME NEIGHBOURHOOD

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 148 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 28th day of April

A.D. 1998



CITY CLERK



MAYOR

(1998) 6 R.P.D.C. 5, March 31  
Hampshire Properties Limited, Owner  
ZAC-97-39/1317 Upper James Street



## **Amendment No. 148**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A" - Land Use Concept of the Official Plan, and Schedule "B" - Special Policy Areas, attached hereto, constitute Official Plan Amendment No. 147.

#### **Purpose:**

The purpose of this Amendment is to redesignate the rear portion of the subject lands from "Residential" to "Commercial" and redesignate the entire subject lands from Special Policy Area (SPA) No. 31a to Special Policy Area No. 31 to permit commercial development.

#### **Location:**

The lands affected by this Amendment are for the property known municipally as No. 1317 Upper James Street, within the Jerome Neighbourhood.

#### **Basis:**

The basis for permitting commercial development on the subject lands is as follows:

- 1) The proposed commercial development is appropriately located on a major arterial roadway; and,
- 2) The development will be in keeping with the existing commercial streetscape and character of Upper James Street.

#### **Actual Changes:**

- 1) Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the rear portion of the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment; and,



- 2) Schedule "B" - Special Policy Areas be revised by redesignating the subject lands from Special Policy Area No. 31a to Special Policy Area No. 31, as shown on the attached Schedule "B" of this Amendment.

**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 126 , passed on the 28<sup>th</sup> day of April<sup>th</sup> , 1998.

The Corporation of the

City of Hamilton



City Clerk



Mayor







The Corporation of the City of Hamilton

BY-LAW NO. 98- 114

To Adopt:

Official Plan Amendment No. 146

Respecting:

**LANDS LOCATED EAST OF UPPER JAMES STREET AND  
NORTH OF RYMAL ROAD  
WITHIN THE RYCKMAN'S NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 146 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 14th day of April A.D. 1998



CITY CLERK



MAYOR



**Amendment No. 146**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "A"- Land Use Concept of the Official Plan, attached hereto, constitute Official Plan Amendment No. 146.

**Purpose:**

The purpose of this Amendment is to redesignate land in the Ryckman's Neighbourhood to permit the extension of the commercial automobile development eastward on Rymal Road.

**Location:**

The lands affected by this Amendment are located north of Rymal Road East and east of Upper James Street, within the Ryckman's Neighbourhood, and known municipally as No. 75 Rymal Road East.

**Basis:**

The basis for the redesignation is as follows:

- 1) The expansion of the commercial designation will permit a consolidated development for automobile uses; and,
- 2) The proposal is an orderly expansion of commercial development on Rymal Road East.

**Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment.

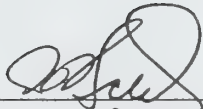


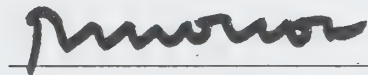
Implementation:

A Zoning By-law Amendment and Site Plan will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 98- 114 , passed on the 14<sup>th</sup> day of April , 1998.

The Corporation of the  
City of Hamilton

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor







The Corporation of the City of Hamilton

BY-LAW NO. 98-28

To Adopt:

Official Plan Amendment No. 145

Respecting:

**LANDS LOCATED AT 100 BEDDOE DRIVE (LAPP PROPERTY)  
WITHIN THE CHEDOKE PARK NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 145 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this eleventh day of December A.D. 1997



CITY CLERK



MAYOR

(1997) 1 R.P.D.C. 27, December 11  
Chedoke Terrace Inc., Owner  
OPA-LAPP



"In addition to the policies set out in the Official Plan, for those lands shown on Schedule "B" - Special Policy Areas, as SPECIAL POLICY AREA 75, and located south of Studholme Road and west of Beddoe Drive, the following will apply:

- (i) the maximum number of townhouse units will be 172 comprised of 24 townhouse units in the woodlot, 72 units in the perimeter "U" shaped) building and 76 interior townhouse units;
- (ii) the maximum height for the townhouse units will not exceed 12.5 m and the turret feature on the community building will not exceed 15 m;
- (iii) in accordance with Section A.2.1.3 iii), retail stores and services that serve the daily needs of the residents will be permitted within the perimeter building only;
- (iv) the lands will be subject to site plan control."

3. The following be added to Schedule "B" - Special Policy Areas:

- Special Policy Area 75; and,
- "Area 75 refer to Policy A.2.9.3.70" in the legend, as shown on the attached Schedule "B" of this Amendment.

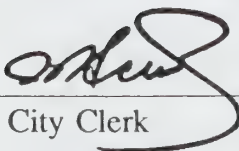
### Implementation:

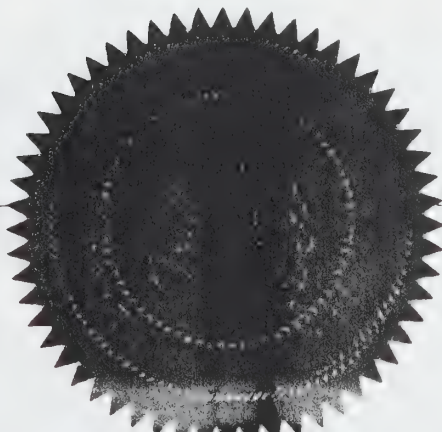
A Development Control Permit from the Niagara Esacrpment Commission will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 28 , passed on the 11<sup>th</sup> day of ~~December~~ , 1997.

The Corporation of the

City of Hamilton

  
City Clerk



  
Mayor



**Amendment No. 145**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "A" - Land Use Concept of the Official Plan, and Schedule "B" - Special Policy Areas, attached hereto, constitute Official Plan Amendment No. 145.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Industrial" to "Residential" and create a Special Policy Area for the subject lands to permit the development of 172 townhouse dwellings.

**Location:**

The lands affected by this Amendment are located at the south-west corner of the intersection of Studholme Road and Beddoe Drive, within the Chedoke Park Neighbourhood.

**Basis:**

The basis for permitting the development of 172 townhouse dwellings is as follows:

1. The development will transform a vacant former industrial location into a viable residential area;
2. The residential units will make better use of the existing municipal infrastructure already in place, i.e., sewers, water, storm drainage; and,
3. The development will increase the population and dwelling base of Hamilton's Lower City.

**Actual Changes:**

1. Schedule "A" - Land Use Concept of the Official Plan be revised by re-designating the subject lands from "Industrial" to "Residential", as shown on the attached Schedule "A" of this Amendment;
2. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.70:



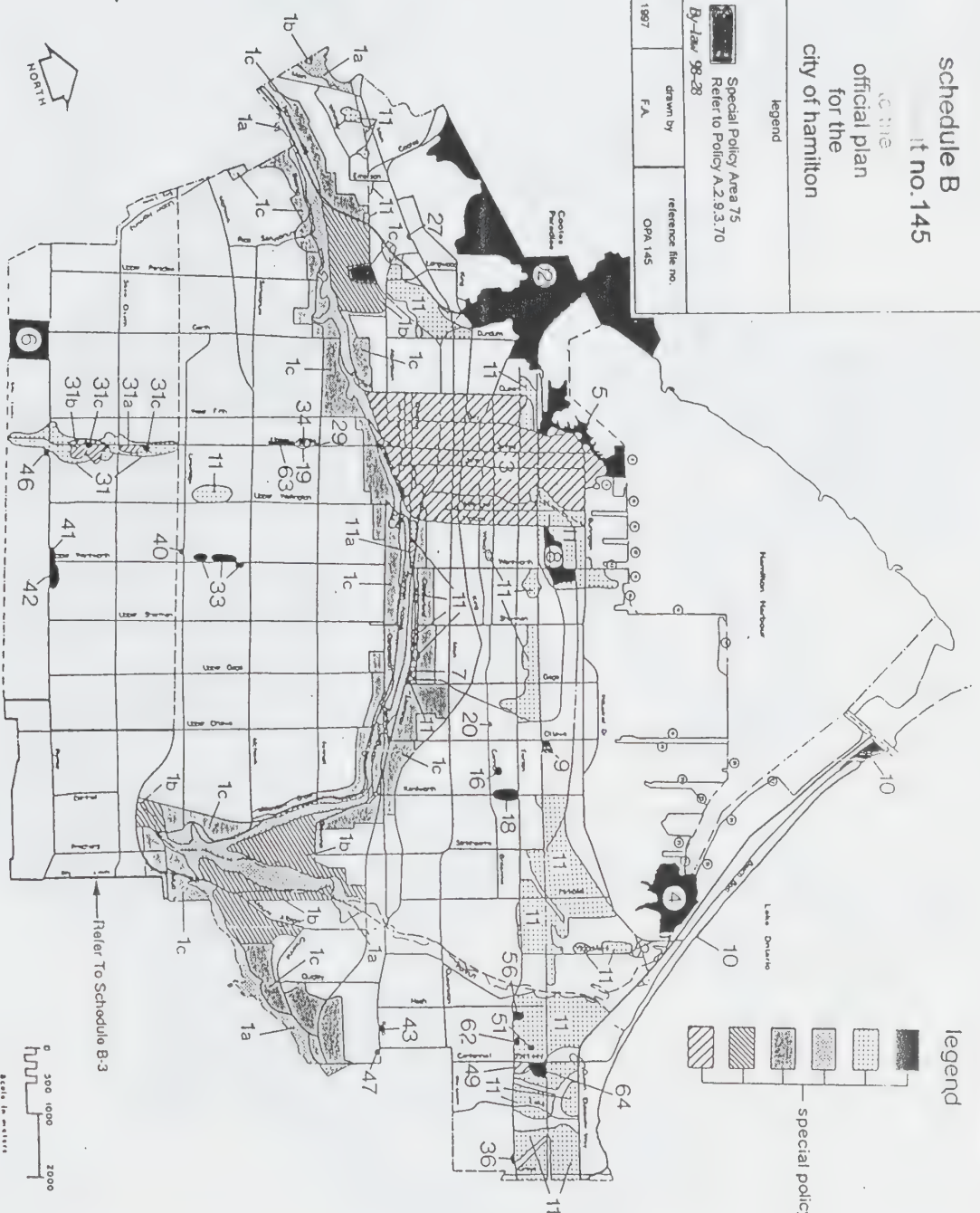


# **schedule B** **it no.145**

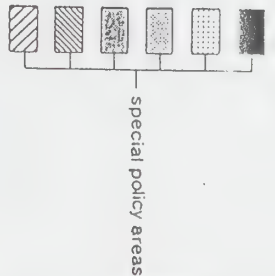
City of Hamilton  
Official Plan  
for the  
City of Hamilton

Special Policy Area 75  
Refer to Policy A.2.9.3.70

date November 1987  
drawn by F.A.  
reference file no. OPA 145



## **legend**



## **special policy areas**

| AREA | REFER TO POLICY |
|------|-----------------|
| 1(a) | A.2.9.1.        |
| 1(b) | A.2.9.1.        |
| 1(c) | A.2.9.1.        |
| 2    | A.2.9.2.        |
| 3    | A.2.9.3.        |
| 4    | A.2.9.3.1.      |
| 5    | A.2.9.3.2.      |
| 6    | A.2.9.3.3.      |
| 7    | A.2.9.3.4.      |
| 8    | A.2.9.3.5.      |
| 9    | A.2.9.3.6.      |
| 10   | A.2.9.3.7.      |
| 11   | A.2.9.3.8.      |
| 12   | A.2.9.3.9.      |
| 13   | A.2.9.3.10.     |
| 14   | A.2.9.3.11.     |
| 15   | A.2.9.3.12.     |
| 16   | A.2.9.3.13.     |
| 17   | A.2.9.3.14.     |
| 18   | A.2.9.3.15.     |
| 19   | A.2.9.3.16.     |
| 20   | A.2.9.3.17.     |
| 21   | A.2.9.3.18.     |
| 22   | A.2.9.3.19.     |
| 23   | A.2.9.3.20.     |
| 24   | A.2.9.3.21.     |
| 25   | A.2.9.3.22.     |
| 26   | A.2.9.3.23.     |
| 27   | A.2.9.3.24.     |
| 28   | A.2.9.3.25.     |
| 29   | A.2.9.3.26.     |
| 30   | A.2.9.3.27.     |
| 31   | A.2.9.3.28.     |
| 32   | A.2.9.3.29.     |
| 33   | A.2.9.3.30.     |
| 34   | A.2.9.3.31.     |
| 35   | A.2.9.3.32.     |
| 36   | A.2.9.3.33.     |
| 37   | A.2.9.3.34.     |
| 38   | A.2.9.3.35.     |
| 39   | A.2.9.3.36.     |
| 40   | A.2.9.3.37.     |
| 41   | A.2.9.3.38.     |
| 42   | A.2.9.3.39.     |
| 43   | A.2.9.3.40.     |
| 44   | A.2.9.3.41.     |
| 45   | A.2.9.3.42.     |
| 46   | A.2.9.3.43.     |
| 47   | A.2.9.3.44.     |
| 48   | A.2.9.3.45.     |
| 49   | A.2.9.3.46.     |
| 50   | A.2.9.3.47.     |
| 51   | A.2.9.3.48.     |
| 52   | A.2.9.3.49.     |
| 53   | A.2.9.3.50.     |
| 54   | A.2.9.3.51.     |
| 55   | A.2.9.3.52.     |
| 56   | A.2.9.3.53.     |
| 57   | A.2.9.3.54.     |
| 58   | A.2.9.3.55.     |
| 59   | A.2.9.3.56.     |
| 60   | A.2.9.3.57.     |
| 61   | A.2.9.3.58.     |
| 62   | A.2.9.3.59.     |
| 63   | A.2.9.3.60.     |
| 64   | A.2.9.3.61.     |

Refer to Schedule B-1 for Special Policy Areas in the Downtown

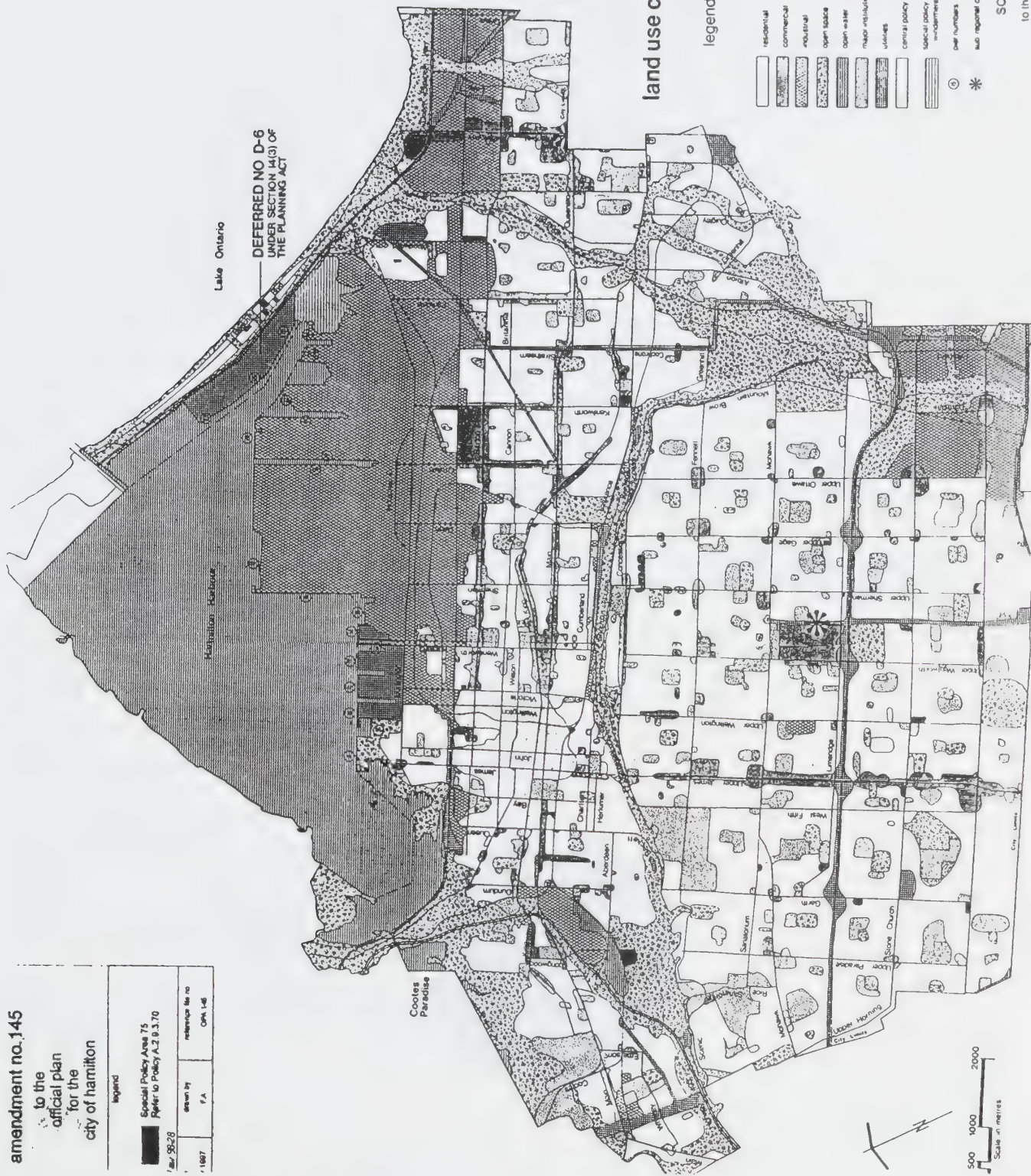
**schedule B**  
to the official plan  
for  
the city of Hamilton  
94 12 15



# amendment no. 145

to the  
official plan  
for the  
city of hamilton

| legend                                                                              |                            |                   |
|-------------------------------------------------------------------------------------|----------------------------|-------------------|
|  | Special Policy Area 75     |                   |
|                                                                                     | Refer to Policy A.2 8.3.70 |                   |
| 1/20/98/28                                                                          | drawn by                   | reference file no |
| 1/10/97                                                                             | P.A.                       | Open 1-48         |



## land use concept

### legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area
- waterfront urban
- other numbers
- auto regional centre

schedule A  
to the official plan  
for







The Corporation of the City of Hamilton

BY-LAW NO. 98-21

To Adopt:

Official Plan Amendment No. 142

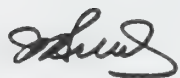
Respecting:

**LANDS LOCATED AT 1289 UPPER JAMES STREET  
WITHIN THE JEROME NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 142 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this eleventh day of December A.D. 1997



CITY CLERK



MAYOR

(1997) 14 R.P.D.C. 3, September 30  
R. Denninger Limited, Owner  
ZAC-97-17/Jerome Neighbourhood





**Amendment No. 142**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "A" - Land Use Concept of the Official Plan, and Schedule "B" - Special Policy Areas, attached hereto, constitute Official Plan Amendment No. 142.

**Purpose:**

The purpose of this Amendment is to redesignate the rear portion of the subject lands from "Residential" to "Commercial" and extend the Special Policy Area (SPA) No. 31 designation to the rear portion of the subject lands to permit the development of an 1,800 m<sup>2</sup> retail store.

**Location:**

The lands affected by this Amendment are for the property known municipally as No. 1289 Upper James Street, within the Jerome Neighbourhood.

**Basis:**

The basis for permitting the development of an 1,800 m<sup>2</sup> retail store is as follows:

- 1) The proposed commercial development is appropriately located on a major arterial roadway;
- 2) The development will blend harmoniously with the existing commercial streetscape; and,
- 3) The scale and intensity of the proposed commercial development is consistent with the Commercial provisions of the Hamilton Official Plan.

**Actual Changes:**

- 1) Schedule "A" - Land Use Concept of the Official Plan be revised by re-designating the rear portion of the subject lands from "Residential" to "Commercial", as shown on the attached Schedule "A" of this Amendment; and,



- 2) Schedule "B" - Special Policy Areas be revised by extending the Special Policy Area No. 31 designation to the rear portion of the subject lands, as shown on the attached Schedule "B" of this Amendment.

**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98-21 , passed on the *11<sup>th</sup>* day of *December*, 1997.

The Corporation of the

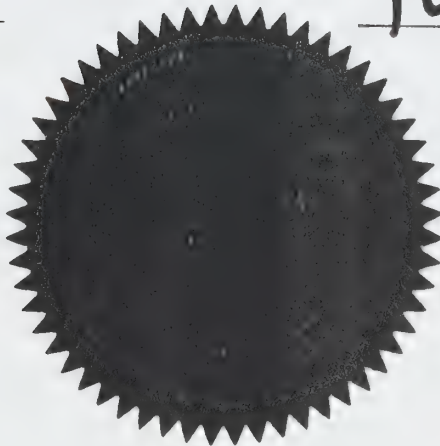
City of Hamilton



City Clerk



Mayor





**schedule A**  
**amendment no. 142**

to the  
 official plan  
 for the  
 city of hamilton

legend  
 area to be changed from:

Residential to Commercial

| date       | drawn by | reference file |
|------------|----------|----------------|
| Sept. 1997 | D.L.     | OPA 142        |

Lake Ontario  
 DEFERRED NO D-6  
 UNDER SECTION 14(3) OF  
 THE PLANNING ACT



land use concept

legend

|          |                |
|----------|----------------|
| [Symbol] | Residential    |
| [Symbol] | Commercial     |
| [Symbol] | Industrial     |
| [Symbol] | Public Use     |
| [Symbol] | Green Space    |
| [Symbol] | Water          |
| [Symbol] | Transportation |
| [Symbol] | Other          |





to the  
official plan  
for the  
city of hamilton

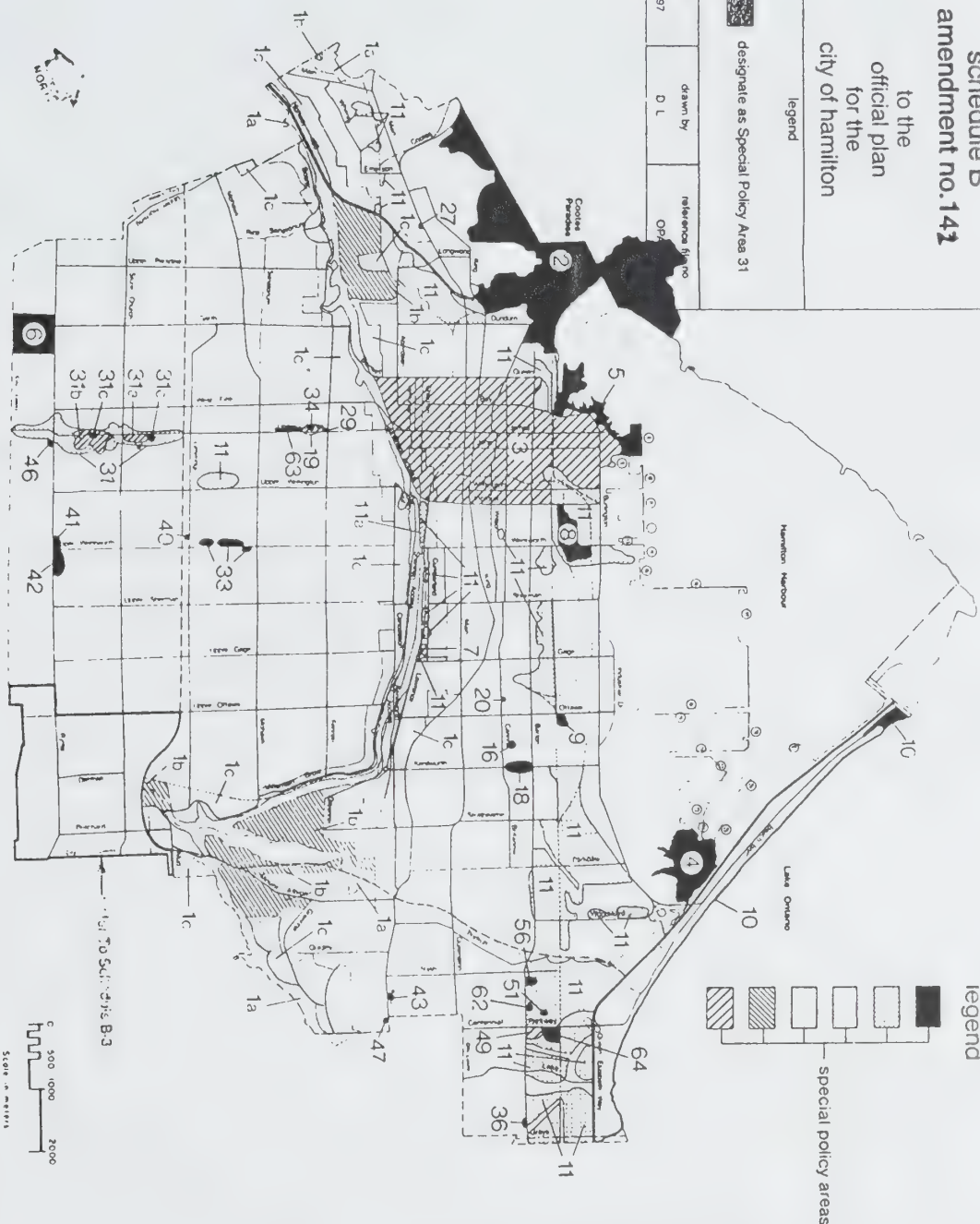
legend

designate as Special Policy Area 31

date

drawn by

### reference film



Special policy areas

AFRICA

1. REFER TO  
POWER

|       |       |        |
|-------|-------|--------|
| 11a)  | ..... | A2,1   |
| 11b)  | ..... | A2,1   |
| 11c)  | ..... | A2,1   |
| 11d)  | ..... | A2,2   |
| 11e)  | ..... | A2,3   |
| 11f)  | ..... | A2,3,1 |
| 11g)  | ..... | A2,3,1 |
| 11h)  | ..... | A2,3,3 |
| 11i)  | ..... | A2,3,3 |
| 11j)  | ..... | A2,3,3 |
| 11k)  | ..... | A2,3,3 |
| 11l)  | ..... | A2,3,3 |
| 11m)  | ..... | A2,3,3 |
| 11n)  | ..... | A2,3,3 |
| 11o)  | ..... | A2,3,3 |
| 11p)  | ..... | A2,3,3 |
| 11q)  | ..... | A2,3,3 |
| 11r)  | ..... | A2,3,3 |
| 11s)  | ..... | A2,3,3 |
| 11t)  | ..... | A2,3,3 |
| 11u)  | ..... | A2,3,3 |
| 11v)  | ..... | A2,3,3 |
| 11w)  | ..... | A2,3,3 |
| 11x)  | ..... | A2,3,3 |
| 11y)  | ..... | A2,3,3 |
| 11z)  | ..... | A2,3,3 |
| 11aa) | ..... | A2,3,3 |
| 11ab) | ..... | A2,3,3 |
| 11ac) | ..... | A2,3,3 |
| 11ad) | ..... | A2,3,3 |
| 11ae) | ..... | A2,3,3 |
| 11af) | ..... | A2,3,3 |
| 11ag) | ..... | A2,3,3 |
| 11ah) | ..... | A2,3,3 |
| 11ai) | ..... | A2,3,3 |
| 11aj) | ..... | A2,3,3 |
| 11ak) | ..... | A2,3,3 |
| 11al) | ..... | A2,3,3 |
| 11am) | ..... | A2,3,3 |
| 11an) | ..... | A2,3,3 |
| 11ao) | ..... | A2,3,3 |
| 11ap) | ..... | A2,3,3 |
| 11aq) | ..... | A2,3,3 |
| 11ar) | ..... | A2,3,3 |
| 11as) | ..... | A2,3,3 |
| 11at) | ..... | A2,3,3 |
| 11au) | ..... | A2,3,3 |
| 11av) | ..... | A2,3,3 |
| 11aw) | ..... | A2,3,3 |
| 11ax) | ..... | A2,3,3 |
| 11ay) | ..... | A2,3,3 |
| 11az) | ..... | A2,3,3 |
| 11ba) | ..... | A2,3,3 |
| 11bb) | ..... | A2,3,3 |
| 11bc) | ..... | A2,3,3 |
| 11bd) | ..... | A2,3,3 |
| 11be) | ..... | A2,3,3 |
| 11bf) | ..... | A2,3,3 |
| 11bg) | ..... | A2,3,3 |
| 11bh) | ..... | A2,3,3 |
| 11bi) | ..... | A2,3,3 |
| 11bj) | ..... | A2,3,3 |
| 11bk) | ..... | A2,3,3 |
| 11bl) | ..... | A2,3,3 |
| 11bm) | ..... | A2,3,3 |
| 11bn) | ..... | A2,3,3 |
| 11bo) | ..... | A2,3,3 |
| 11bp) | ..... | A2,3,3 |
| 11bq) | ..... | A2,3,3 |
| 11br) | ..... | A2,3,3 |
| 11bs) | ..... | A2,3,3 |
| 11bt) | ..... | A2,3,3 |
| 11bu) | ..... | A2,3,3 |
| 11bv) | ..... | A2,3,3 |
| 11bw) | ..... | A2,3,3 |
| 11bx) | ..... | A2,3,3 |
| 11by) | ..... | A2,3,3 |
| 11bz) | ..... | A2,3,3 |
| 11ca) | ..... | A2,3,3 |
| 11cb) | ..... | A2,3,3 |
| 11cc) | ..... | A2,3,3 |
| 11cd) | ..... | A2,3,3 |
| 11ce) | ..... | A2,3,3 |
| 11cf) | ..... | A2,3,3 |
| 11cg) | ..... | A2,3,3 |
| 11ch) | ..... | A2,3,3 |
| 11ci) | ..... | A2,3,3 |
| 11cj) | ..... | A2,3,3 |
| 11ck) | ..... | A2,3,3 |
| 11cl) | ..... | A2,3,3 |
| 11cm) | ..... | A2,3,3 |
| 11cn) | ..... | A2,3,3 |
| 11co) | ..... | A2,3,3 |
| 11cp) | ..... | A2,3,3 |
| 11cq) | ..... | A2,3,3 |
| 11cr) | ..... | A2,3,3 |
| 11cs) | ..... | A2,3,3 |
| 11ct) | ..... | A2,3,3 |
| 11cu) | ..... | A2,3,3 |
| 11cv) | ..... | A2,3,3 |
| 11cw) | ..... | A2,3,3 |
| 11cx) | ..... | A2,3,3 |
| 11cy) | ..... | A2,3,3 |
| 11cz) | ..... | A2,3,3 |
| 11da) | ..... | A2,3,3 |
| 11db) | ..... | A2,3,3 |
| 11dc) | ..... | A2,3,3 |
| 11dd) | ..... | A2,3,3 |
| 11de) | ..... | A2,3,3 |
| 11df) | ..... | A2,3,3 |
| 11dg) | ..... | A2,3,3 |
| 11dh) | ..... | A2,3,3 |
| 11di) | ..... | A2,3,3 |
| 11dj) | ..... | A2,3,3 |
| 11dk) | ..... | A2,3,3 |
| 11dl) | ..... | A2,3,3 |
| 11dm) | ..... | A2,3,3 |
| 11dn) | ..... | A2,3,3 |
| 11do) | ..... | A2,3,3 |
| 11dp) | ..... | A2,3,3 |
| 11dq) | ..... | A2,3,3 |

Folder to Subcategory B-1 for Special Policy Areas  
in The-DOWN-TOWN.

## Schedule B

'to the official plan  
for  
the city of Hamilton

95 5 25



The Corporation of the City of Hamilton

BY-LAW NO. 98-16

To Adopt:

Official Plan Amendment No. 144

Respecting:

**LANDS LOCATED AT 245 MOHAWK ROAD WEST  
WITHIN THE ROLSTON NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 144 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED** this eleventh day of December A.D. 1997



CITY CLERK



MAYOR

(1997) 16 R.P.D.C. 11, October 28  
Kaz Kusmierczak, Prospective Owner  
ZAC-97-22/245 Mohawk Rd. W.



## **Amendment No. 144**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "B", attached hereto, constitutes Official Plan Amendment No. 144.

#### **Purpose:**

The purpose of this Amendment is to establish "Special Policy Area 73" for 245 Mohawk Road West, to permit a physiotherapy clinic within the "Residential" designation.

#### **Location:**

The lands affected by this Amendment are known municipally as 245 Mohawk Road West, within the Rolston Neighbourhood.

#### **Basis:**

The basis for permitting the proposal, to permit the establishment of the physiotherapy clinic, is as follows:

- 1) The subject lands are located on a major arterial road;
- 2) The proposed use would permit adaptive reuse of the existing building, which is a teachers' college; and,
- 3) The proposed use would be compatible with the church use located immediately to the west.

#### **Actual Changes:**

- 1) Schedule "B" - Special Policy Areas be revised by adding the subject lands as Special Policy Area 73, as shown on the attached Schedule "B" of this Amendment; and,
- 2) The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.68:





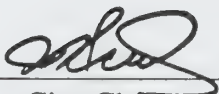
"In addition to the permitted uses set out in Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B" as SPECIAL POLICY AREA 73, and located at 245 Mohawk Road West, a physiotherapy clinic will be permitted within the existing building and minor additions thereto."

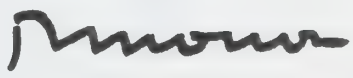
**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 98- 16 , passed on the 11th day of *December* , 1997.

The Corporation of the  
City of Hamilton

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor





# schedule B amendment no.144

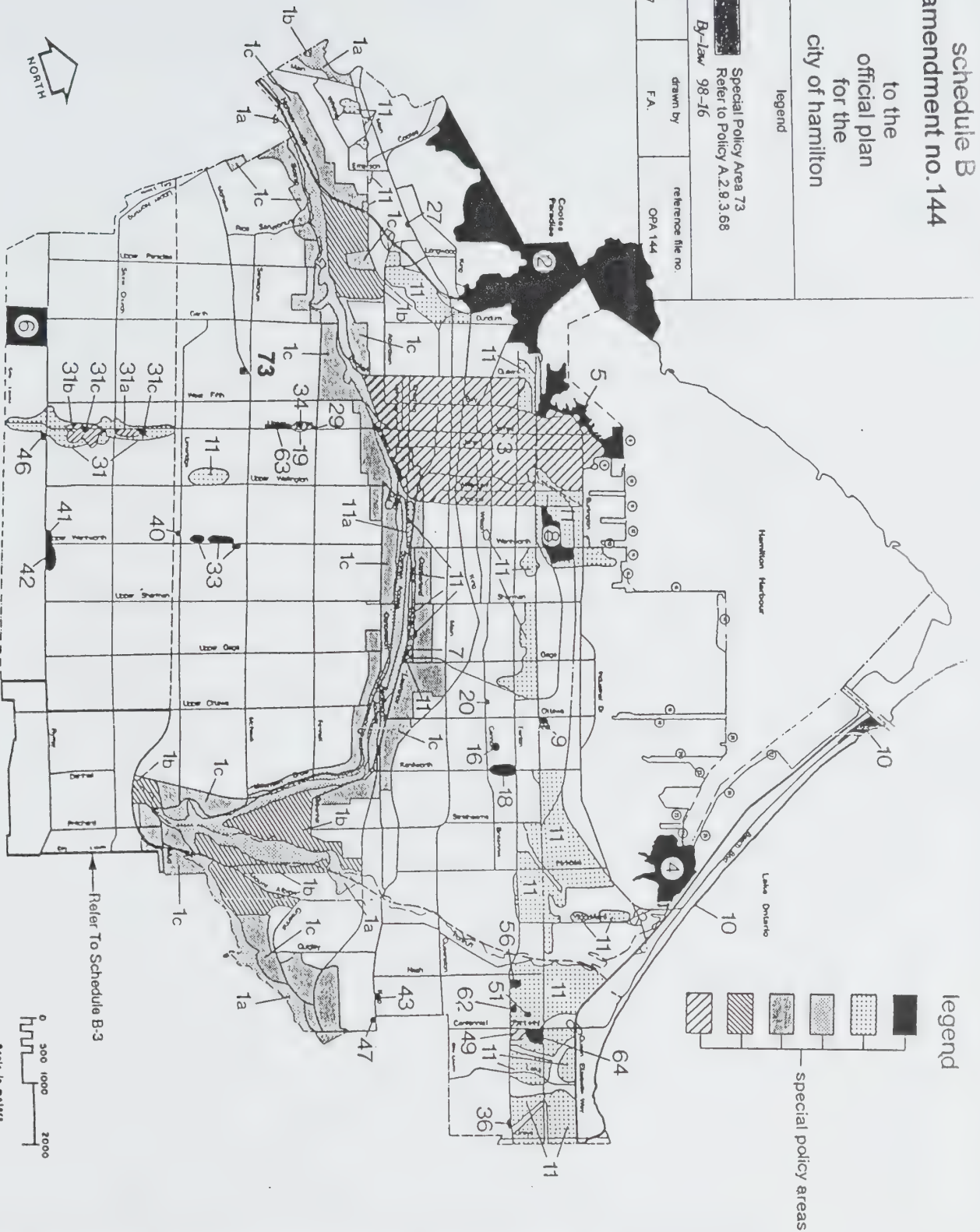
to the  
official plan  
for the  
city of hamilton

legend

Special Policy Area 73  
Refer to Policy A.2.9.3.68

By-law 98-16

date Oct. 1997  
drawn by F.A.  
reference file no. OPA 144



## special policy areas

AREA REFER TO  
POLICY

|       |             |
|-------|-------------|
| 1(a)  | A.2.9.1.    |
| 1(b)  | A.2.9.1.    |
| 1(c)  | A.2.9.1.    |
| 2     | A.2.9.2.    |
| 3     | A.2.9.3.    |
| 4     | A.2.9.3.1.  |
| 5     | A.2.9.3.2.  |
| 6     | A.2.9.3.3.  |
| 7     | A.2.9.3.4.  |
| 8     | A.2.9.3.5.  |
| 9     | A.2.9.3.6.  |
| 10    | A.2.9.3.7.  |
| 11    | A.2.9.3.8.  |
| 11(a) | A.2.9.3.9.  |
| 11(b) | A.2.9.3.10. |
| 11(c) | A.2.9.3.11. |
| 12    | A.2.9.3.12. |
| 13    | A.2.9.3.13. |
| 14    | A.2.9.3.14. |
| 15    | A.2.9.3.15. |
| 16    | A.2.9.3.16. |
| 17    | A.2.9.3.17. |
| 18    | A.2.9.3.18. |
| 19    | A.2.9.3.19. |
| 20    | A.2.9.3.20. |
| 21    | A.2.9.3.21. |
| 22    | A.2.9.3.22. |
| 23    | A.2.9.3.23. |
| 24    | A.2.9.3.24. |
| 25    | A.2.9.3.25. |
| 26    | A.2.9.3.26. |
| 27    | A.2.9.3.27. |
| 28    | A.2.9.3.28. |
| 29    | A.2.9.3.29. |
| 30    | A.2.9.3.30. |
| 31    | A.2.9.3.31. |
| 31(a) | A.2.9.3.32. |
| 31(b) | A.2.9.3.33. |
| 31(c) | A.2.9.3.34. |
| 32    | A.2.9.3.35. |
| 33    | A.2.9.3.36. |
| 34    | A.2.9.3.37. |
| 35    | A.2.9.3.38. |
| 36    | A.2.9.3.39. |
| 37    | A.2.9.3.40. |
| 38    | A.2.9.3.41. |
| 39    | A.2.9.3.42. |
| 40    | A.2.9.3.43. |
| 41    | A.2.9.3.44. |
| 42    | A.2.9.3.45. |
| 43    | A.2.9.3.46. |
| 44    | A.2.9.3.47. |
| 45    | A.2.9.3.48. |
| 46    | A.2.9.3.49. |
| 47    | A.2.9.3.50. |
| 48    | A.2.9.3.51. |
| 49    | A.2.9.3.52. |
| 50    | A.2.9.3.53. |
| 51    | A.2.9.3.54. |
| 52    | A.2.9.3.55. |
| 53    | A.2.9.3.56. |
| 54    | A.2.9.3.57. |
| 55    | A.2.9.3.58. |
| 56    | A.2.9.3.59. |
| 57    | A.2.9.3.60. |
| 58    | A.2.9.3.61. |
| 59    | A.2.9.3.62. |
| 60    | A.2.9.3.63. |
| 61    | A.2.9.3.64. |
| 62    | A.2.9.3.65. |
| 63    | A.2.9.3.66. |
| 64    | A.2.9.3.67. |

Refer to Schedule B-1 for Special Policy Areas  
in the Downtown

schedule B  
to the official plan  
for  
the city of Hamilton  
94 12 15



The Corporation of the City of Hamilton

BY-LAW NO. 97- 221

To Adopt:

Official Plan Amendment No. 143

Respecting:

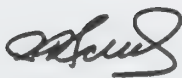
**LANDS LOCATED AT 220 DUNDURN STREET SOUTH  
WITHIN THE KIRKENDALL NORTH NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

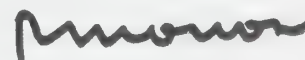
1. Amendment No. 143 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 28<sup>th</sup> day of October

A.D. 1997



CITY CLERK



MAYOR

(1997) 16 R.P.D.C./10, October 28  
Alexander Street Lofts Development Corporation, Prospective Owner  
ZAC-97-26/220 Dundurn St. S.





## **Amendment No. 143**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A" - Land Use Schedule of the Official Plan, attached hereto, constitute Official Plan Amendment No. 143.

#### **Purpose:**

The purpose of this Amendment is to redesignate a parcel of land from "Open Space" and "Major Institutional" to "Residential" to permit the conversion and expansion of the existing structure for 60 residential apartment units.

#### **Location:**

The lands affected by this Amendment are for the property known municipally as No. 220 Dundurn Street South, within the Kirkendall North Neighbourhood.

#### **Basis:**

The basis for permitting the conversion and expansion of the existing structure for the 60 residential apartment units, is as follows:

- 1) The proposed residential development will make use of an existing under-utilized structure;
- 2) The development will blend harmoniously with the existing streetscape and act as a complementary part of the neighbourhood; and,
- 3) The additional residential units will maximize the use of the existing municipal infrastructure, i.e., sewers, water, storm drainage.

#### **Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised by re-designating the parcel of land known municipally as 220 Dundurn Street South from "Open Space" and "Major Institutional" to "Residential", as shown on the attached Schedule "A" of this Amendment.



**Implementation:**

A Zoning By-law amendment will give effect to the intended use on the subject lands.

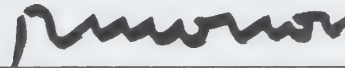
This is Schedule "1" to By-law No. 97-221 , passed on the 28<sup>th</sup> day of *October* , 1997.

**The Corporation of the**

**City of Hamilton**

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 97- 207

To Adopt:

Official Plan Amendment No. 141

Respecting:

**LANDS LOCATED SOUTH OF RYMAL ROAD WEST AND  
EAST OF UPPER PARADISE ROAD WITHIN  
THE CARPENTER NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 141 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 14th day of October

A.D. 1997



CITY CLERK

  
Acting MAYOR

(1997) 13 R.P.D.C. 2, September 30  
DiCenzo Construction Company Limited and Vedemo Construction Ltd., Owner  
SAC-97-04/Carpenter Neighbourhood





**Amendment No. 141**  
**to the**  
**City of Hamilton Official Plan**

The following text, together with Schedule "A"- Land Use Concept of the Official Plan, attached hereto, constitute Official Plan Amendment No. 141.

**Purpose:**

The purpose of this Amendment is redesignate land in the Carpenter Neighbourhood to implement the consolidation of parkland in the neighbourhood.

**Location:**

The lands affected by this Amendment are located south of Rymal Road West and east of Upper Paradise Road, within the Carpenter Neighbourhood.

**Basis:**

The basis for the redesignation is as follows:

- 1) This amendment will allow for consolidation of two smaller neighbourhood parks into one combined neighbourhood and community park;
- 2) The consolidated park will provide for enhanced park facilities within the expanded park area which could not have been provided in the two smaller parks; and,
- 3) The consolidated park is appropriately located within the neighbourhood to provide access for all future residents of the neighbourhood.

**Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Residential" to "Open Space" and from "Open Space" to "Residential", as shown on the attached Schedule "A" of this Amendment.



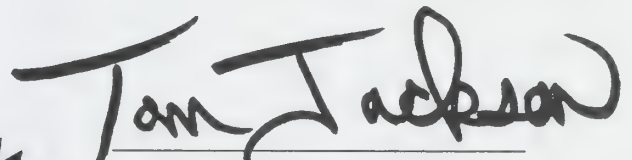
Implementation:

A Zoning By-law Amendment and Plan of Subdivision will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 97-207, passed on the 14<sup>th</sup> day of October, 1997.

The Corporation of the  
City of Hamilton

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Acting Mayor





# **schedule A** **amendment no. 141**

to the  
official plan  
for the  
city of hamilton

area to be changed from:  
"Open Space" to "Residential"  
"Residential" to "Open Space"

date: Sept. 1987  
drawn by: D.L.  
reference file no: OFA 141

Lake Ontario

DEFERRED NO D-6  
UNDER SECTION 14(3) OF  
THE PLANNING ACT

Hamilton Harbour

Cootes  
Paradise

land use concept

legend



schedule A  
to the official plan  
for the  
city of hamilton

AUGUST 8 1988







amendment no. 141

was to be changed from  
legend

• "Open Space" to "Residential"  
• "Residential" to "Open Space"

|           |             |                   |
|-----------|-------------|-------------------|
| date      | disposed by | reference file no |
| Sept 1997 | D.L.        | OPA 141           |

DEFERRED NO D-6  
UNDER SECTION 14(3) OF  
THE PLANNING ACT

By-Law No 97-207



## land use concept

legend

- [illegible]

schedule A  
to the official plan  
for  
the city of hamilton

AUGUST 8, 1996



The Corporation of the City of Hamilton

BY-LAW NO. 97- 135

To Adopt:

Official Plan Amendment No. 140

Respecting:

**LANDS WEST OF UPPER JAMES STREET, SOUTH OF STONE  
CHURCH ROAD WEST, MEWBURN NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 140 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *24th* day of *June*

A.D. 1997



CITY CLERK



MAYOR





# **schedule B** **amendment no. 140** to the official plan for the city of hamilton

| legend                                                                              |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | Lands to be Added to Special Policy Area 31         |
|  | Lands to be Designated to Special Policy Area 31b   |
|  | Lands to be redesignated to Special Policy Area 31b |

| date     | drawn by | reference file no. |
|----------|----------|--------------------|
| Jun 1997 | D.W.     | OPA 140            |

By-Law 97-135



## **special policy areas**

REFER TO  
POLICY

AREA

|       |          |
|-------|----------|
| 1(a)  | A29.1    |
| 1(b)  | A29.1    |
| 1(c)  | A29.1    |
| 2     | A29.2    |
| 3     | A29.3    |
| 4     | A29.3.1  |
| 5     | A29.3.2  |
| 6     | A29.3.3  |
| 7     | A29.3.4  |
| 8     | A29.3.5  |
| 9     | A29.3.6  |
| 10    | A29.3.7  |
| 11    | A29.3.8  |
| 11(a) | A29.3.9  |
| 11(b) | A29.3.9  |
| 11(c) | A29.3.14 |
| 17    | A29.3.15 |
| 18    | A29.3.16 |
| 19    | A29.3.17 |
| 20    | A29.3.18 |
| 25    | A29.3.21 |
| 27    | A29.3.22 |
| 29    | A29.3.24 |
| 30    | A29.3.25 |
| 31(a) | A29.3.26 |
| 31(b) | A29.3.26 |
| 31(c) | A29.3.26 |
| 32    | A29.3.27 |
| 33    | A29.3.28 |
| 34    | A29.3.29 |
| 35    | A29.3.30 |
| 36    | A29.3.31 |
| 37    | A29.3.32 |
| 38    | Deleted  |
| 40    | A29.3.33 |
| 41    | A29.3.33 |
| 42    | A29.3.37 |
| 43    | A29.3.38 |
| 45    | A29.3.40 |
| 46    | A29.3.41 |
| 47    | A29.3.42 |
| 48    | Deleted  |
| 49    | A29.3.44 |
| 50    | A29.3.45 |
| 51    | A29.3.46 |
| 53    | Deleted  |
| 54    | Deleted  |
| 55    | A29.3.50 |
| 56    | A29.3.51 |
| 62    | A29.3.57 |
| 63    | A29.3.58 |
| 64    | A29.3.59 |

Refer to Schedule B-1 for Special Policy Areas  
in the Downtown

## **schedule B**

to the official plan  
for

the city of Hamilton

95 5 25





# Schedule A amendment no.140

to the  
official plan  
for the  
city of hamilton

legend

From "Residential to Commercial"

| Date      | Drawn by | Reference File No. |
|-----------|----------|--------------------|
| June 1987 | D.W.     | OPM 140            |

By-law No 97-135



DEFERRED NO D-6  
UNDER SECTION 14(3) OF  
THE PLANNING ACT

land use concept

legend

- 1. Commercial Core
- 2. Commercial District
- 3. Commercial District
- 4. Commercial District
- 5. Commercial District
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- 7. Commercial District
- 8. Commercial District
- 9. Commercial District
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- 80. Commercial District
- 81. Commercial District
- 82. Commercial District
- 83. Commercial District
- 84. Commercial District
- 85. Commercial District
- 86. Commercial District
- 87. Commercial District
- 88. Commercial District
- 89. Commercial District
- 90. Commercial District
- 91. Commercial District
- 92. Commercial District
- 93. Commercial District
- 94. Commercial District
- 95. Commercial District
- 96. Commercial District
- 97. Commercial District
- 98. Commercial District
- 99. Commercial District
- 100. Commercial District

schedule A  
to the official plan  
for  
the city of hamilton



The Corporation of the City of Hamilton

BY-LAW NO. 97-133

To Adopt:

Official Plan Amendment No. 138

Respecting:

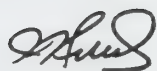
**LANDS LOCATED AT THE SOUTH-WEST CORNER OF RYMAL ROAD EAST AND  
RYCKMAN STREET KNOWN MUNICIPALLY AS NO. 30 RYMAL ROAD EAST  
WITHIN THE ALLISON NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 138 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 24th day of June

A.D. 1997



CITY CLERK



MAYOR

P. and J. Zourntos, P. Hatzoglou,  
A. Tuite and P. Mancini, Owners  
Ontario Municipal Board Order, dated June 5, 1997



**Amendment No. 138**  
**to the**  
**City of Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. 138.

**Purpose:**

The purpose of this Amendment is to remove the prohibition of restaurant uses from the existing plaza located at No. 30 Rymal Road East.

**Location:**

The lands affected by this Amendment are located at the south-west corner of Rymal Road East and Ryckman Street, within the Allison Neighbourhood.

**Basis:**

The basis for permitting restaurant uses is as follows:

- 1) the implementing Zoning By-law will limit:
  - (i) access to the property to the existing access points which do not include Ryckmans Street;
  - (ii) the number and area occupied by restaurant uses; and,
  - (iii) seating permitted in the restaurant(s);to minimize the potential for any negative spillover effects (ie. parking, noise, litter, etc.) in the adjoining neighbourhood.
- 2) this amendment implements the order of the Ontario Municipal Board with respect to the subject property.





**Actual Changes:**

Policy A.2.9.3.41 is amended to delete the words ", **such as restaurants**," from the clause so that it now reads:

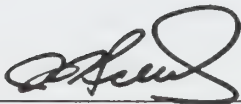
"Notwithstanding the permitted uses set out in Subsection A.2.2 - Commercial Uses, for those lands shown on Schedule "B" - Special Policy Areas, as SPECIAL POLICY AREA 46, and located at the south-west corner of Rymal Road East and Ryckman Street, high traffic generating uses will be prohibited. Further, vehicular access onto Ryckman Street from the affected lands will be prohibited."

**Implementation:**

A Zoning By-law Amendment will give effect to the intended use of the subject lands.

This is Schedule "1" to By-law No. 97-133 , passed on the 24<sup>th</sup> day of June , 1997.

The Corporation of the  
City of Hamilton



City Clerk



Mayor



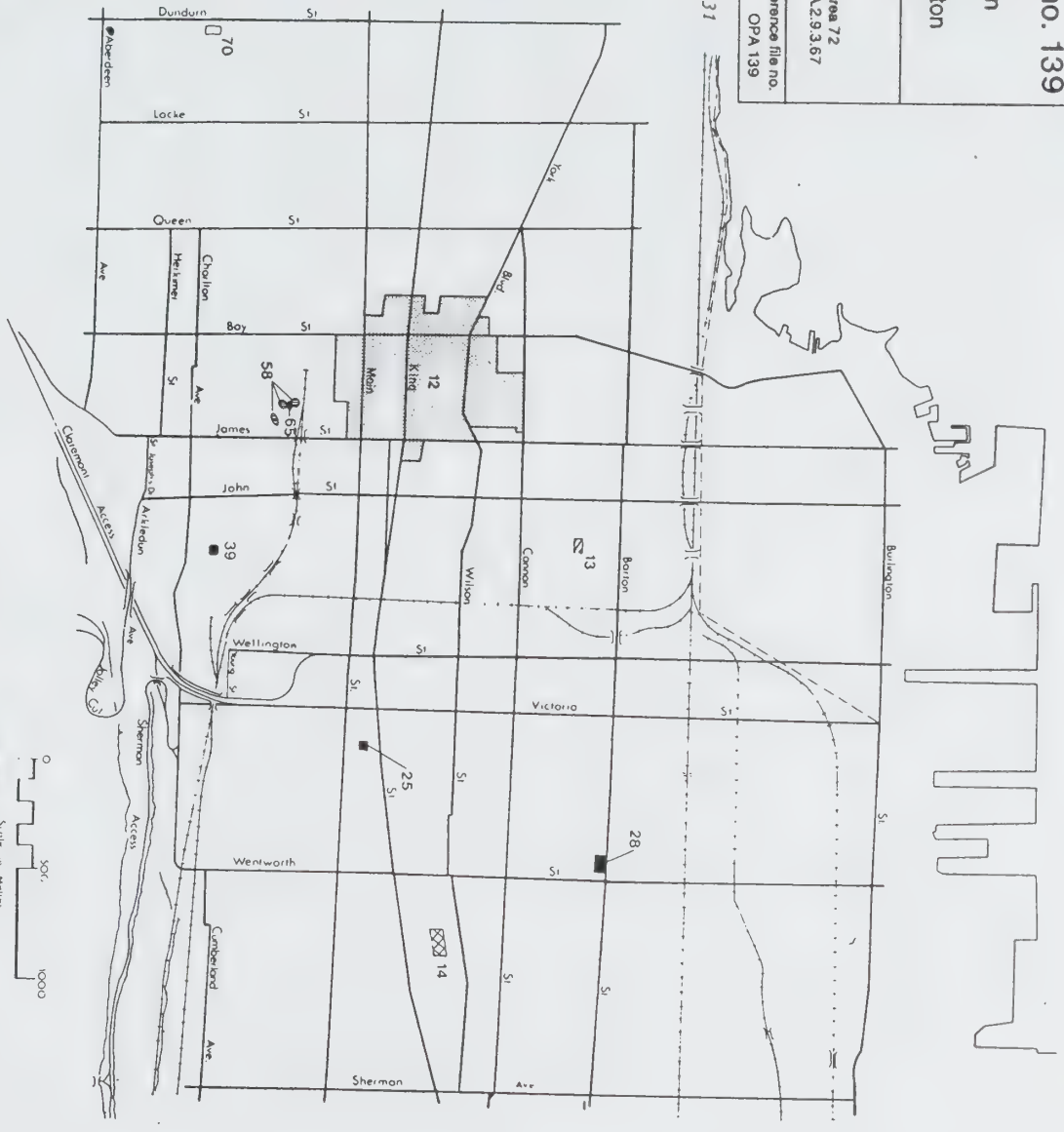


# schedule B-1 to the official plan for the city of hamilton

| date      | drawn by | reference file no. |
|-----------|----------|--------------------|
| May, 1997 | DW.      | OPA 139            |

Special Policy Area 72  
Refer to Policy A.29.3.67

By-law No. 97-131



## other special policy areas

| 12         | 13         | 14         | 15         | 25                         | 28                         | 39                         | 58                         | 65                         |
|------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| A 2.9.3.10 | A 2.9.3.11 | A 2.9.3.12 | A 2.9.3.13 | refer to policy A 2.9.3.20 | refer to policy A 2.9.3.23 | refer to policy A 2.9.3.34 | refer to policy A 2.9.3.53 | refer to policy A 2.9.3.60 |

## schedule B-1

to the official plan  
for  
the city of hamilton  
May, 1997



The Corporation of the City of Hamilton

BY-LAW NO. 97- 131

To Adopt:

Official Plan Amendment No. 139

Respecting:

**LANDS LOCATED AT 412 ABERDEEN AVENUE WITHIN  
THE KIRKENDALL NORTH NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 139 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 24<sup>th</sup> day of June

A.D. 1997



CITY CLERK



MAYOR

(1997) 9 R.P.D.C. 1, May 27  
Whatnough Management Inc. (S. Whatnough), Owner  
ZAC-97-11/412 Aberdeen Avenue





Actual Changes:

1. The following new policy be added to Subsection A.2.9.3 - Other Policy Areas as Policy A.2.9.3.67:

"In addition to the permitted uses set out in Subsection A.2.1 - Residential Uses, for those lands shown on Schedule "B-1" as SPECIAL POLICY AREA 72, and located at 412 Aberdeen Avenue, the sale or lending of new books and a second-hand goods shop involving only the sale or lending of used books on the ground floor will be permitted."

2. The following be added to Schedule "B-1" - Other Special Policy Areas:

- Special Policy Area 72; and;
- "Area 72 refer to Policy A.2.9.3.67" in the legend, as shown on the attached Schedule "B-1" of this Amendment.

Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 97- 131 , passed on the 24<sup>th</sup> day of June , 1997.

The Corporation of the

City of Hamilton



City Clerk





Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 97-55

To Adopt:

Official Plan Amendment No. 137

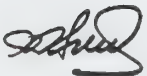
Respecting:

**LANDS LOCATED NORTH OF BURLINGTON STREET EAST AND  
SOUTH OF THE HAMILTON HARBOUR WITHIN  
INDUSTRIAL SECTOR NEIGHBOURHOODS "K", "L", "M" AND "N"**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 137 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 8th day of April A.D. 1997



CITY CLERK



MAYOR

(1997) 5 R.P.D.C. 1, March 25  
City Initiative  
Bayfront Industrial Area



## **Amendment No. 137**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 137.

#### **Purpose:**

The purpose of this Amendment is to redesignate several parcels of land from "Open Water" to "Industrial" to recognize the prevailing zoning districts for these areas.

#### **Location:**

The lands affected by this Amendment are located within Industrial Sector Neighbourhoods "K", "L", "M" and "N".

#### **Basis:**

The basis for redesignating the subject lands from "Open Water" to "Industrial" is as follows:

- 1) The applicable zoning district - "K" (Heavy Industrial) - was previously established by By-law 83-240 on July 27, 1983; and,
- 2) The subject lands were physically created or have the potential to be physically created through the infilling of water areas.

#### **Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating several parcels of land within the Industrial Sector Neighbourhoods "K", "L", "M" and "N" from "Open Water" to "Industrial", as shown on the attached Schedule "A" of this Amendment.

#### **Implementation:**

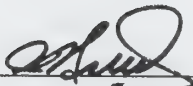
A Zoning By-law amendment will give effect to the intended use on the subject lands.





This is Schedule "1" to By-law No. 97- 55 , passed on the 8<sup>th</sup> day of *April* , 1997.

The Corporation of the  
City of Hamilton

  
\_\_\_\_\_  
City Clerk  
\_\_\_\_\_  
Mayor



DEFERRED NO D-6  
UNDER SECTION 14(3) OF  
THE PLANNING ACT



land use (

leger

|                   |    |
|-------------------|----|
| residential       |    |
| commercial        |    |
| industrial        |    |
| open space        |    |
| new urban         |    |
| suburban          |    |
| urban             |    |
| special districts |    |
| permitted         | 15 |





The Corporation of the City of Hamilton

BY-LAW NO. 96- 169

To Adopt:

Official Plan Amendment No. 136

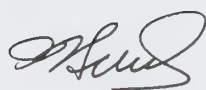
Respecting:

**LANDS LOCATED WEST OF UPPER PARADISE ROAD BETWEEN  
STONE CHURCH ROAD WEST AND RYMAL ROAD WEST  
WITHIN THE FALKIRK WEST NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 136 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 8th day of October A.D. 1996



CITY CLERK



MAYOR





## **Amendment No. 136**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 136.

#### **Purpose:**

The purpose of this Amendment is to redesignate an 8.8 acre parcel of land from "Residential" and "Major Institutional" to "Open Space" to recognize the Tiffany Creek Environmentally Sensitive Area.

#### **Location:**

The lands affected by this Amendment are located within the western portion of the Falkirk West Neighbourhood.

#### **Basis:**

The basis for redesignating the subject lands from "Residential" and "Major Institutional" to "Open Space" is as follows:

- 1) The Tiffany Creek Environmentally Sensitive Area contains a Provincially Significant Wetland - development is not permitted on Provincially Significant Wetlands;
- 2) The subject lands within the Falkirk West Neighbourhood are one component of the broader "Tiffany Creek Headwaters Environmentally Significant Area", as identified by the Region of Hamilton-Wentworth Official Plan; and,
- 3) The approved Falkirk West Neighbourhood Plan recognizes the importance of the Tiffany Creek Environmentally Sensitive Area as a key feature of the Neighbourhood to be preserved and enhanced.

#### **Actual Changes:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the 8.8 acre parcel of land within the western portion of the Falkirk West Neighbourhood from "Residential" and "Major Institutional" to "Open Space", as shown on the attached Schedule "A" of this Amendment.

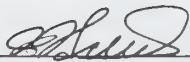


**Implementation:**

Approval of this Amendment by the Regional Municipality of Hamilton-Wentworth will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 96- 169 , passed on the *8th* day of *October* , 1996.

**The Corporation of the  
City of Hamilton**



\_\_\_\_\_  
City Clerk



\_\_\_\_\_  
Mayor



Schedule "A"  
Amendment no.136  
to the  
Official Plan  
for the  
City of Hamilton

|                                    |                                       |
|------------------------------------|---------------------------------------|
| Legend<br>area to be changed from: |                                       |
|                                    | "Residential" to "Open Space"         |
|                                    | "Major Institutional" to "Open Space" |
| Date<br>October 1986               | Drawn by<br>F. Angello                |
|                                    | Reference File No.<br>OPA136          |

Lake Ontario  
DEFERRED NO. D-6  
AMENDMENT (A.136) OF  
THE PLANNING ACT



land use concept

legend:

|  |                     |
|--|---------------------|
|  | Open Space          |
|  | Major Institutional |
|  | Residential         |
|  | Commercial          |
|  | Industrial          |
|  | Office              |
|  | Public Use          |
|  | Agriculture         |
|  | Forest              |
|  | Water               |
|  | Wetland             |
|  | Park                |
|  | Recreation          |
|  | Transportation      |
|  | Utilities           |
|  | Other               |

schedule

to the City of Hamilton

By-law 9

2000

1000

500

0

Scale in metres





The Corporation of the City of Hamilton

BY-LAW NO. 96- 151

To Adopt:

Official Plan Amendment No. 135

Respecting:

**LANDS BOUNDED BY SCENIC DRIVE, MOHAWK ROAD WEST,  
MAGNOLIA DRIVE, RICE AVENUE AND SANATORIUM ROAD  
WITHIN THE MOUNTVIEW NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 135 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this *24th* day of *September*

A.D. 1996



CITY CLERK



MAYOR



**Amendment No. 135**  
  
**to the**  
  
**City of Hamilton Official Plan**

The following text, together with Schedules "A" and "J-1", attached hereto, constitutes Official Plan Amendment No. 135.

**Purpose:**

The purpose of this Amendment is to redesignate a portion of the vacant lands surrounding Chedoke Hospital situated within the Mountview and Westcliffe West Neighbourhoods from MAJOR INSTITUTIONAL to RESIDENTIAL and OPEN SPACE and to implement the Chedmac Planning Area Secondary Plan for these lands. The Chedmac Planning Area Secondary Plan provides more detailed policies and information to facilitate the appropriate development of this planning area.

**Location:**

The subject lands are bounded to the north by Scenic Drive, to the south by the existing residential development abutting Mohawk Road West, to the west by Magnolia Drive, and to the east by Rice Avenue and Sanatorium Road. The subject lands represent the Chedoke McMaster hospital lands and are generally centred within the Mountview Neighbourhood while a portion of these lands are situated within the Westcliffe West Neighbourhood. These lands comprise a total area of approximately 66 hectares (163 acres).

For the purpose of this Amendment, the lands subject to this Amendment are referred to as the *Chedmac Planning Area*. Schedules "A" and "J-1" attached to and forming part of this Amendment identify the location of the lands affected by this Amendment and provide the specific Land Use Plan for the subject *Chedmac Planning Area*.

**Basis:**

The City of Hamilton Official Plan designates all of the *Chedmac Planning Area* as MAJOR INSTITUTIONAL. Residential uses are permitted within this MAJOR INSTITUTIONAL designation; however, the Official Plan provides no further classification of residential development. In this regard, in order to define more specific residential densities and appropriately locate these defined residential densities in the *Chedmac Planning Area*, an amendment to the Official Plan is required.



The City of Hamilton is divided geographically into *Neighbourhoods*. Neighbourhood Plans function as land use guides in the City of Hamilton. In the past, the City of Hamilton has not formally adopted these Neighbourhood Plans as Official Plan Amendments. While these Neighbourhood Plans do not maintain the planning status of a Secondary Plan, they function as Secondary Plans in that they provide more specific land use designations and policies at a neighbourhood level.

Therefore, this Amendment is to redesignate a portion of the *Chedmac Planning Area* from MAJOR INSTITUTIONAL to RESIDENTIAL and formally implement the *Chedmac Planning Area Secondary Plan* through a Secondary Plan. In addition, in order to provide for an expansion to an existing park facility, part of these lands are to be redesignated to OPEN SPACE.

In this manner, this Amendment serves to provide more specific and detailed development policies for the *Chedmac Planning Area*, whereby development will ultimately proceed on the basis of approved plans of subdivision and subsequent zoning by-law amendments.

Through a proper planning process including the preparation, collection and analysis of pertinent planning documents, studies and background information; and input from the pertinent agencies and the public, the *Chedmac Planning Area Secondary Plan* was prepared. This Secondary Plan provides more detailed policies and information to refine and amplify the RESIDENTIAL Official Plan policies to facilitate the appropriate development of this Planning Area.

This Amendment can be supported on the basis that the average population density for the Mountview Neighbourhood, including the *Chedmac Planning Area* will not exceed ninety (90) persons per gross hectare, pursuant to the Official Plan; the proposed height, bulk and arrangement of buildings and structures will achieve a harmonious design and integrate with the surrounding area, pursuant to the Official Plan; the proposed housing types will contribute to a desirable mix of housing in the Neighbourhood; the Amendment is in compliance with the policies of the City of Hamilton Official Plan; the proposed form of development is compatible with the adjacent Neighbourhood Plan designations; and the Amendment implements the *Chedmac Planning Area Secondary Plan*.

#### Actual Changes:

- 1) Schedule "A" - Land Use Concept of the City of Hamilton Official Plan is hereby amended by changing the land use designation for part of the vacant lands surrounding Chedoke Hospital generally located north of Mohawk Road West and west of Upper Paradise, and as more particularly shown on the attached Schedule "A", from MAJOR INSTITUTIONAL to RESIDENTIAL and OPEN SPACE.
- 2) The City of Hamilton Official Plan is hereby amended by adding the attached Schedule B, to be incorporated at Schedule "J-1" - Chedmac Planning Area Secondary Plan, to the official Plan.





3) The text of the City of Hamilton Official Plan is hereby amended as follows:

- (a) Section D.2 - Planning Units and Neighbourhood Plans is hereby amended by adding the following policy:

"D.2.12 Where Council deems appropriate, Secondary Plans to this Official Plan may be established for planning units. Secondary Plans will be incorporated into Section A.6 of this Plan."

- (b) Policy D.8.2 is hereby amended to include Schedule "J-1" in the first sentence so that the entire clause reads as follows:

"The boundaries between the classes of land use designated on Schedule "A" by patterned areas, as well as any other boundaries indicated on Schedules "B", "B-1", "B-2", "B-3", "C", "D", "F", "G", "H", and "J-1" are only intended to be general and not to define the exact limits of any land use or policy".

- (c) Section A - LAND USE AND MANAGEMENT STRATEGY is hereby amended by adding a new Subsection A.6 - Secondary Plans which shall read as follows:

*"Section A.6 - Secondary Plans*

*It is intended that, where appropriate, Council will adopt Secondary Plans to this Official Plan that provide specific details with respect to the type and density of development, road patterns, and servicing. The Secondary Plans are attached as Schedule "J" (and its components to this plan); specific policies are detailed in this Subsection.*

## 6.1 Chedmac Planning Area

For those lands shown on Schedule "J-1" - Chedmac Planning Area Secondary Plan, generally located north of Mohawk Road West and west of Upper Paradise, the following objectives and policies shall apply.

### 6.1.1 Objectives

The following Objectives constitute the fundamental guidelines which shall direct the development of the *Chedmac Planning Area*:

- i) To create residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- ii) To provide a variety of housing at a range of prices including affordable residential units;



- iii) To ensure future residential and institutional development considers and is sensitive to surrounding existing residential development;
- iv) To integrate the residential areas with parkland in order to provide a convenient, safe and visually pleasing living environment;
- v) To recognize and support Chedoke-McMaster Hospitals as a Community and Regional health facility;
- vi) To establish a focus within the interior of the *Chedmac Planning Area* consisting of recreational and health service facilities;
- vii) To encourage the concentration of existing and future Chedoke-McMaster health service facilities in a comprehensive "campus-like" setting;
- viii) To provide sufficient lands for the future needs of Chedoke-McMaster Hospitals to satisfy the changing health needs of the Community and Region;
- ix) To provide additional parkland for existing and future Mountview Neighbourhood residents;
- x) To ensure an open space linkage is provided from the existing residential development to the *Chedmac Planning Area* interior focus, and from existing residential development to new residential development;
- xi) To develop an efficient, practical and safe road system to accommodate the movement of people within the *Chedmac Planning Area* and the surrounding Mountview Neighbourhood;
- xii) To minimize traffic through existing residential development;
- xiii) To provide for the extension of Chedmac Drive as the principal collector road within the *Chedmac Planning Area* including the redesign of the pertinent intersections;
- xiv) To minimize through traffic through the Chedoke-McMaster Hospital lands;



- xv) To ensure that no direct road access (either private or public) is permitted to Magnolia Drive from Chedmac Drive;
- xvi) To ensure that Miller Avenue and Beamis Avenue are not extended into the *Chedmac Planning Area*;
- xvii) To provide sufficient off-street parking facilities for multiple residential development; and,
- xviii) To provide Chedoke-McMaster Hospitals and new development with adequate full municipal services including sanitary sewers, watermains, stormwater drainage facilities and utilities, in a coordinated, comprehensive and environmentally sound manner.

#### 6.1.2 Policies

##### i) *Residential*

The majority of the vacant lands within the *Chedmac Planning Area* shall be developed for low and medium density residential purposes. Lands designated RESIDENTIAL within the *Chedmac Planning Area* shall be developed in accordance with the attached Schedule "J-1" - Chedmac Planning Area Secondary Plan, Subsection A.2.1 - Residential Uses and C.7 - RESIDENTIAL ENVIRONMENT AND HOUSING POLICY of this Plan, and the following specific policies:

- a) The housing types and density of development shall be in accordance with the following:
  - (1) Within each residential density designation, the Zoning By-law will restrict the use of any site to the dwelling unit types permitted within that designation. Such restrictions will be implemented to preserve the character of the neighbourhood and compatibility of dwelling unit types with surrounding existing and proposed land uses.
  - (2) *Low Density Residential* development shall consist of single detached units at a maximum gross residential density of 18 units per gross hectare (7.2 units per gross acre). Low density residential development





shall be located adjacent to existing low density residential development situated in the most northern portion of the *Chedmac Planning Area* and adjacent to Magnolia Drive.

- (3) *Medium Density Residential* development shall be comprised of a variety of multiple dwelling unit types including townhouse dwellings, stacked townhouse dwellings and apartment dwelling units. The density range for medium density residential development shall be 30 to 100 units per gross hectare (12 to 40 units per gross acre). Medium Density residential development shall be defined as either *Medium Density I* or *Medium Density II*. All medium density residential development shall be subject to site plan control.
  - (4) *Medium Density I* residential development shall consist of townhouse dwelling units at a gross residential density of 30 units per gross hectare (12 units per gross acre).
  - (5) *Medium Density II* residential development shall consist of townhouse dwelling units, stacked townhouse dwelling units or a retirement home to a maximum height of 6 storeys. The maximum density permitted shall be 60 units per gross hectare (24 units per gross acre).
- b) The lands designated *Low Density Residential* abutting existing residential development at the northern limit of *Chedmac Planning Area* shall not exceed a maximum density of 14 units per gross hectare (5.5 units per gross acre). The minimum lot frontage for these lands shall not be less than 15 metres. It is intended that no direct vehicular access from these lands to the abutting residential development fronting San Pedro Drive will be provided.



- c) Residential development shall be located to ensure a gradation of residential densities.
- d) Residential development adjacent to existing MAJOR INSTITUTIONAL facilities may be subject to a noise study.

ii) *Major Institutional*

It is intended that Chedoke-McMaster Hospitals be recognized as a valuable Community and Regional health facility. In accordance with the attached Schedule "J-1" - Chedmac Planning Area Secondary Plan, Subsection A.2.6 -Major Institutional Uses of this Plan and the following policies:

- a) New major institutional health related facilities shall be designed to facilitate a comprehensive campus-like setting.
- b) New major institutional recreational facilities shall be designed in a comprehensive manner with existing recreational facilities.
- c) The development of any new institutional facilities associated with Chedoke-McMaster Hospitals shall be designed to mitigate any negative impact on adjacent residential development.

iii) *Parkland*

- a) The existing municipal parklands adjacent to the *Chedmac Planning Area* situated within the Mountview Neighbourhood shall be expanded to include the lands designated Parkland on the attached Schedule "J-1" - Chedmac Planning Area Secondary Plan, to satisfy the parklands needs of the *Chedmac Planning Area* and the Mountview Neighbourhood.
- b) The expanded parkland shall provide an open space linkage from the existing neighbourhood to the recreational facilities located within the *Chedmac Planning Area*.



iv) *Transportation*

It is intended that a safe and efficient road network be established in the *Chedmac Planning Area* in accordance with the attached Schedule "J-1" - Chedmac Planning Area Secondary Plan, Subsection B.3 - CIRCULATION AND MOVEMENT SYSTEM of this Plan and the following policies:

- a) The public road system will provide an efficient, practical and safe pattern to accommodate the movement of people within the *Chedmac Planning Area*.
- b) It is intended that the design of the internal public road system in the *Chedmac Planning Area*, as shown on the attached Schedule "J-1" - Chedmac Planning Area Secondary Plan shall be used as a guideline, and as such, some flexibility regarding the final alignment of the internal public roads is permitted.
- c) It is intended that Chedmac Drive be established as the collector road to access existing and new development within the *Chedmac Planning Area*.
- d) It is intended that Chedmac Drive will function as a road around those lands designated MAJOR INSTITUTIONAL connecting Rice Avenue to Scenic Drive and facilitating the function and operation of the Chedoke-McMaster Hospitals as a separate and distinct facility.
- e) It is intended that Rice Avenue and Chedmac Drive will be designed to provide a more efficient and desirable transportation system, pursuant to Schedule "J-1" - Chedmac Planning Area Secondary Plan.
- f) No direct vehicular access will be permitted from block townhouse/apartment development to Chedmac Drive. Access will be provided via a local road as shown on Schedule "J-1" - Chedmac Planning Area Secondary Plan.





- g) The intersections of Rice Avenue and Chedmac Drive, and Chedmac Drive and Sanatorium Road shall be redesigned to provide a more efficient and safe access to Chedmac Drive, while discouraging through traffic from Scenic Drive and Sanatorium Road.
- h) No direct road access from Chedmac Drive to Magnolia Drive shall be permitted.
- i) The extension of Miller Avenue and Beamis Avenue through to the *Chedmac Planning Area* shall not be permitted.
- j) Development may be subject to traffic studies, as required.

v) *Engineering Services*

Engineering Services within the *Chedmac Planning Area* shall be provided in accordance with Subsection B.2 - ENGINEERING SERVICES of this Plan and the following specific policies:

- a) Design for stormwater management will ensure that the stability of the Escarpment Brow and Escarpment slopes and the quality and quantity of Escarpment streams and water supplies are not endangered.
- b) Stormwater detention ponds shall be designed as off-stream devices, to operate under major storm conditions as part of a stormwater management plan. The stormwater management plan will include remedial works to stabilize the existing radial right-of-way culvert.
- c) Development within the *Chedmac Planning Area* shall not proceed until such time as an overall stormwater management report has been prepared to the satisfaction of the appropriate agencies.
- d) A storm water detention pond shall be established in the *Chedmac Planning Area* in accordance with the attached Schedule "J-1" - Chedmac Planning Area



Secondary Plan. Lands required for the storm water detention pond shall be dedicated to the City of Hamilton by the developer."

Notwithstanding Subsection A.2.1, the area west of the Stormwater Detention Pond as shown on Schedule "J-1", approximately 1.5 hectares in size, will only be used for residential purposes in accordance with Policy A.6.1.2i)a)ii) upon being deemed, by the Regional Municipality of Hamilton-Wentworth, not necessary for inclusion within the Stormwater Detention Pond.

Implementation:

This Amendment will be implemented by the *Chedmac Planning Area Secondary Plan* and an amendment to the Mountview Neighbourhood Plan. This Amendment will be further implemented through the City's Comprehensive Zoning By-law No. 6593, subdivision control and site plan control.

This is Schedule "1" to By-law No. ~~96-151~~ passed on the 24 day of Sept. , 1996.

The Corporation of the  
City of Hamilton



City Clerk



Mayor



# Chedmac Planning Area Secondary Plan

| AREA   | REFER TO<br>POLICY |
|--------|--------------------|
| Area 1 | -----A.6.1.2(v)    |
| Area 2 | -----A.6.1.2(i)    |
| Area 3 | -----A.6.1.2(i)    |
| Area 4 | -----A.6.1.2(iii)  |
| Area 5 | -----A.6.1.2(i)    |
| Area 6 | -----A.6.1.2(i)    |
| Area 7 | -----A.6.1.2(ii)   |

## Legend

### Land Use Designations

|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|  | Low Density Residential       |
|  | Medium Density Residential I  |
|  | Medium Density Residential II |
|  | Park and Open Space           |
|  | Stormwater Pond               |
|  | Institutional                 |

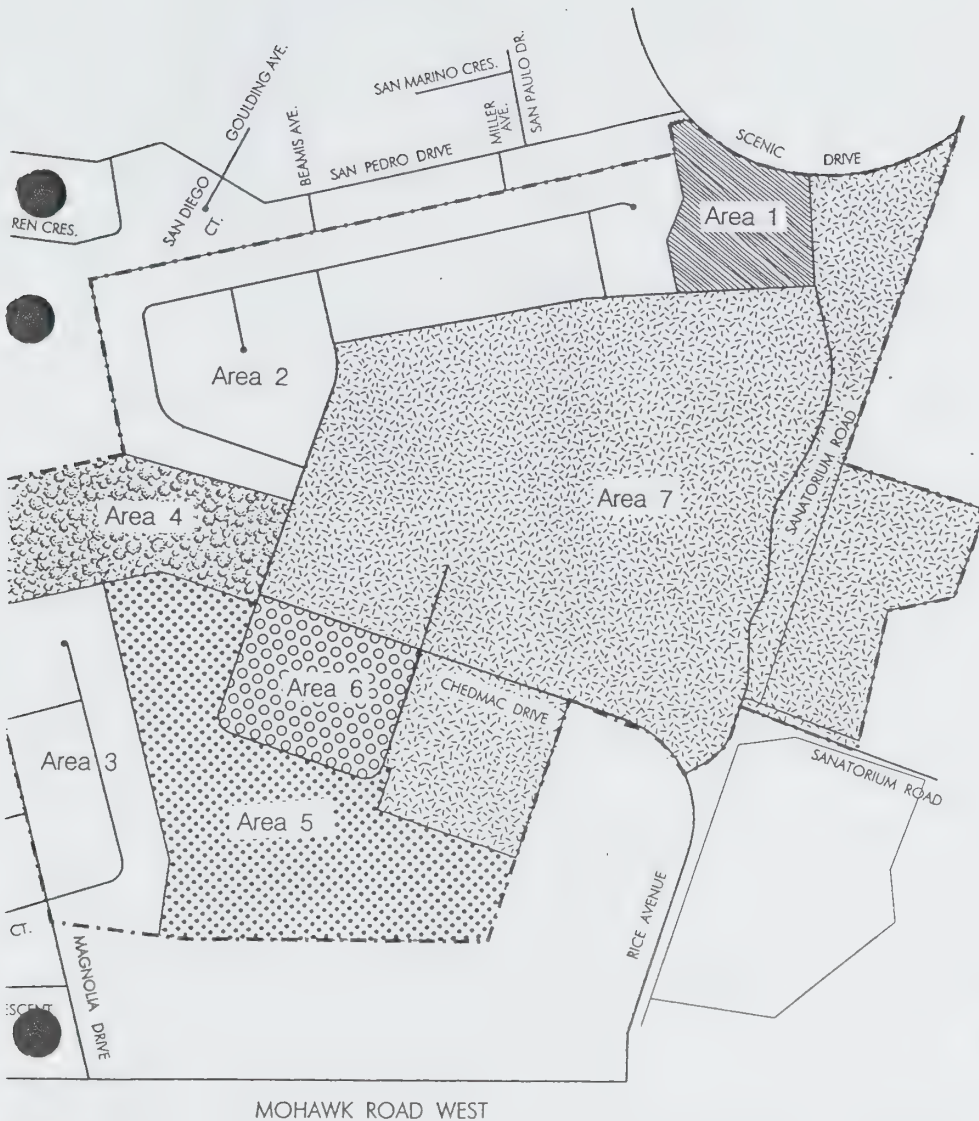
----- Secondary Plan Boundary

96-154

## schedule J-1

to the official plan  
for  
the city of Hamilton

August 06 1996









Lake Ontario

Hamilton Harbour

DEFERRED NO D-6  
UNDER SECTION 14(3) OF  
THE PLANNING ACT

Cootes  
Paradise

land use con

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area
- windermere basin
- per numbers
- sub regional centre

schedu

to the offic,  
the city of hai



0 500 1000 2000  
Scale in metres



The Corporation of the City of Hamilton

BY-LAW NO. 96- 150

To Repeal By-law No. 94-129  
To Adopt Official Plan Amendment No. 127

Respecting:

**LANDS LOCATED ON THE WEST SIDE OF WALNUT STREET,  
NORTH OF FOREST AVENUE,  
AND KNOWN MUNICIPALLY AS NO. 180 WALNUT STREET  
WITHIN THE CORKTOWN NEIGHBOURHOOD**

**WHEREAS** the Council of The Corporation of the City of Hamilton passed By-law No. 94-129 on the 26th day of July 1994 to adopt Official Plan Amendment No. 127 respecting lands located on the west side of Walnut Street, north of Forest Avenue, and known municipally as No. 180 Walnut Street within the Corktown Neighbourhood;

**AND WHEREAS** the Ontario Municipal Board, in its Decision dated the 14th day of August 1996, (Files No. O950106, R950001), did not approve Official Plan Amendment No. 127;

**AND WHEREAS** it is expedient to repeal By-law No. 94-129 as it is no longer applicable to the subject lands.

**NOW THEREFORE** the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 94-129 is hereby repealed.

**PASSED** this *24<sup>th</sup>* day of *September*

A.D. 1996



CITY CLERK



MAYOR

(1994) 10 R.P.D.C. 4A, June 28  
Ontario Municipal Board Decision,  
dated August 14, 1996  
Ivo Civitarese et al, Owner  
ZAC-94-03





The Corporation of the City of Hamilton

BY-LAW NO. 96- 123

To Adopt:

Official Plan Amendment No. 133

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 775 and 779 UPPER WENTWORTH ST.  
AT THE NORTH-EAST CORNER OF UPPER WENTWORTH STREET AND  
MOHAWK ROAD EAST WITHIN THE BURKHOLME NEIGHBOURHOOD**

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Amendment No. 133 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED this 9th day of July A.D. 1996.

*S. J. Hollenbeck*

Acting CITY CLERK



*[Signature]*

Acting MAYOR

(1995) 19 R.P.D.C. 3, October 10  
Elite Realty Corporation, Prospective Owner  
ZAC-95-18



## **Amendment No. 133**

**to the**

### **City of Hamilton Official Plan**

The following text, together with Schedule "A", attached hereto, constitutes Official Plan Amendment No. 133.

#### **Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Major Institutional" to "Commercial", to permit limited commercial uses within the existing building.

#### **Location:**

The lands affected by this Amendment are known municipally as 775 and 779 Upper Wentworth Street, and are located at the north-east corner of Upper Wentworth Street and Mohawk Road East, within the Burkholme Neighbourhood.

#### **Basis:**

The basis for permitting the proposal, to permit limited commercial uses within the existing building, is as follows:

- 1) The subject lands are located at the intersection of two major arterial roads; and,
- 2) The proposed commercial uses will permit adaptive reuse of the existing building, which is a former fire hall and municipal office.

#### **Actual Change:**

Schedule "A" - Land Use Concept of the Official Plan be revised by redesignating the subject lands from "Major Institutional" to "Commercial", as shown on the attached Schedule "A" of this Amendment.





Implementation:

A Zoning By-law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 96- 123 , passed on the 9th day of July, 1996.

The Corporation of the City of Hamilton

S. P. Wollonell  
Acting City Clerk

P. J. Barton  
Acting Mayor





The Corporation of the City of Hamilton

BY-LAW NO. 96- 067

To Repeal By-law No. 88-250  
To Adopt Official Plan Amendment No. 66

Respecting:

**THE CENTRAL AREA PLAN**

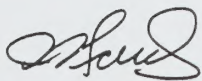
**WHEREAS** the Council of The Corporation of the City of Hamilton passed By-law No. 88-250 on the 25th day of October 1988 to adopt Official Plan Amendment No. 66 respecting The Central Area Plan;

**AND WHEREAS** the Council of The Corporation of the City of Hamilton, in adopting Section 9 of the 6th Report of the Planning and Development Committee at its meeting held on the 9th day of April 1996, recommended that By-law No. 88-250 be repealed.

**NOW THEREFORE** the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 88-250 is hereby repealed.

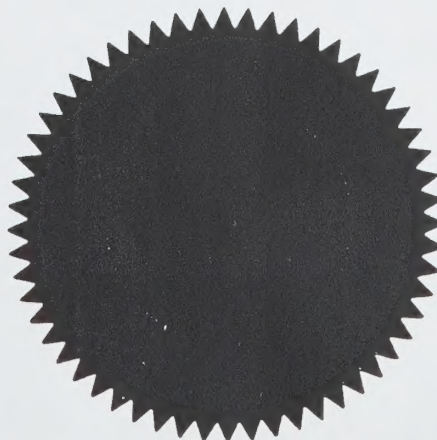
**PASSED** this 30th day of April A.D. 1996



CITY CLERK



MAYOR







ACCOPRESS®



|       |            |        |
|-------|------------|--------|
| 30071 | BLACK/NOIR | BG3007 |
| 30072 | BLUE/BLEU  | BU3007 |
| 30074 | GREY/GRIS  | BD3007 |
| 30075 | GREEN/VERT | BP3007 |
| 30078 | RED/ROUGE  | BF3007 |

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